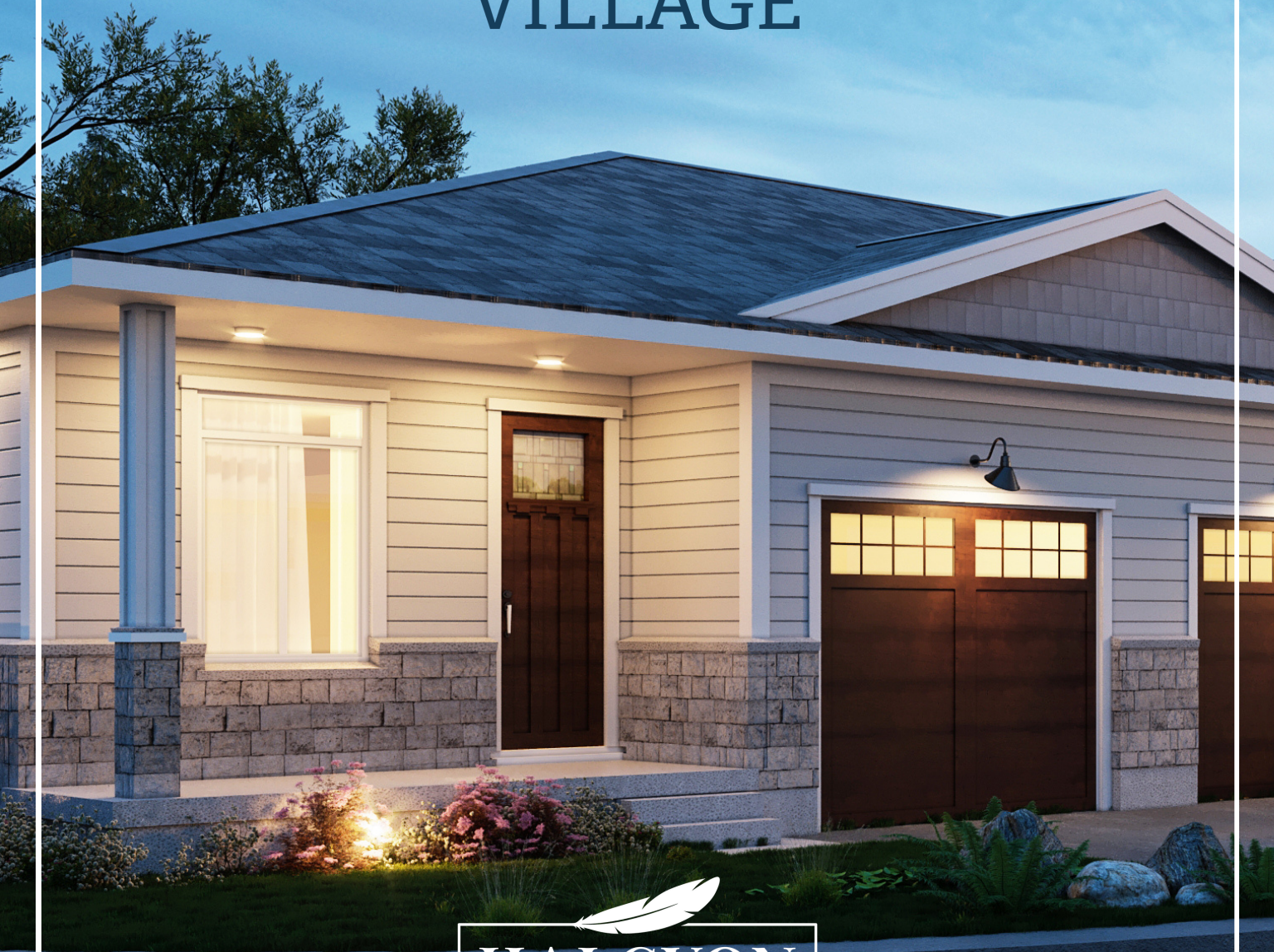




NORTH FOREST  
VILLAGE



[SALES@HALCYONBUILT.COM](mailto:SALES@HALCYONBUILT.COM)





# Welcome HOME

Now is the time to get into the newest condo development in Aylmer, built with stress-free lifestyles in mind.

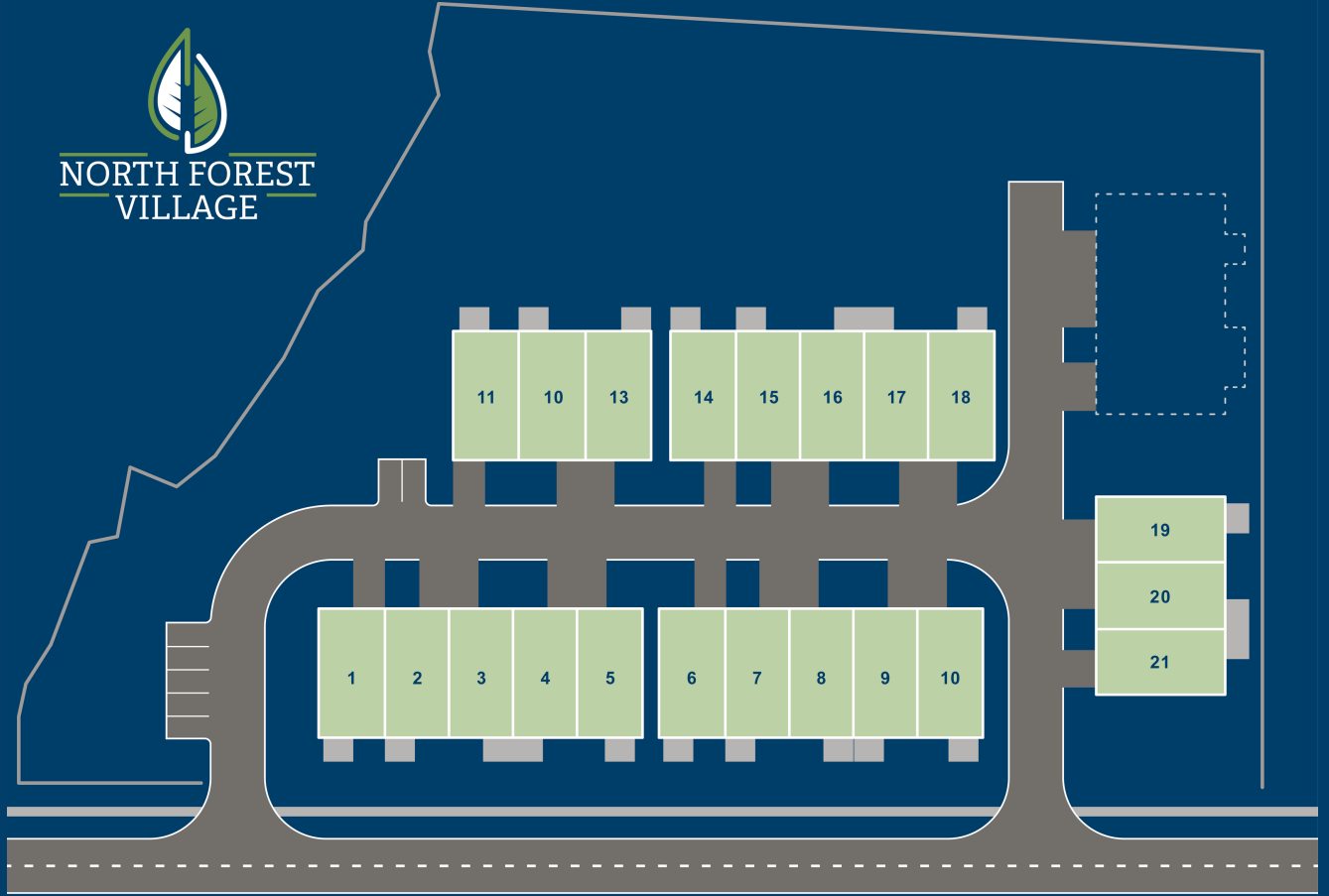
Buying a condo provides flexible living - it is perfect for the buyer that wants to downsize, spend time travelling, or for someone who doesn't want to spend a lot of time maintaining a home or property.

North Forest Village offers a sense of community, with close proximity to downtown, restaurants and many walking trails.

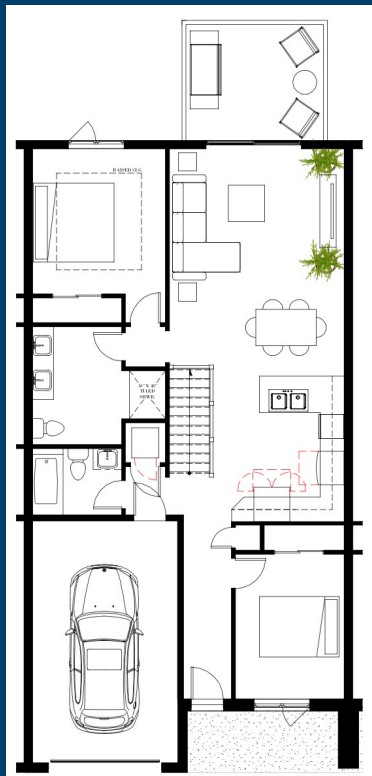
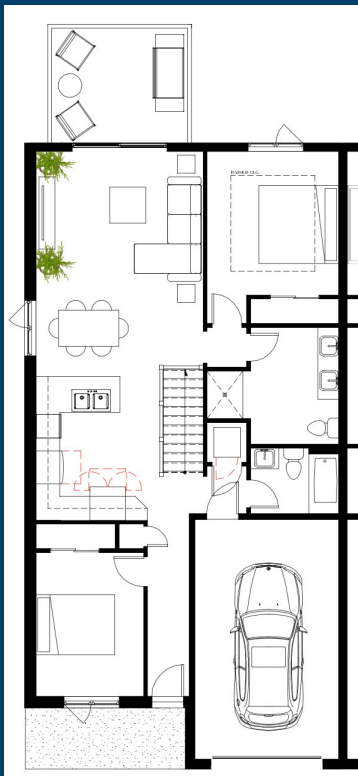


**NORTH FOREST  
VILLAGE**

# SITE MAP





# FLOOR PLANS



PRICE STARTING AT  
\$529,999\*

**FEATURES:**

-  TWO BEDROOMS
-  TWO BATHROOMS
- OVERSIZED SINGLE CAR GARAGE
- 1050 SQ FT
- OPEN CONCEPT KITCHEN AND LIVING SPACE
- QUARTZ COUNTERTOPS THROUGHOUT
- ENGINEERED HARDWOOD FLOOR IN KITCHEN AND LIVING AREAS
- UV AIR TREATMENT SYSTEM
- MAINTENANCE FREE LIVING

\*PRICE SUBJECT TO CHANGE\*

# NORTH FOREST VILLAGE CONDOMINIUM SPECS

## EXTERIOR FEATURES

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- Fully sodded lot where applicable.
- Poured concrete foundation walls at 8'5" tall for extra basement height. Finished basement height of 8'1".
- Concrete basement and garage floor - garage floor includes control joints.
- Concrete driveway.
- R25 wall insulation consisting of R20 batt, R5 continuous "ZIP" sheathing and 6mm interior vapour barrier.
- Low expansion foam between the window frame and the rough opening ensuring a draft-free and airtight home.
- 2 x 6 exterior frame walls at 9 feet tall with 2" x 10" floor joists at 16" on centre.
- 3/4" High-performance engineered floor sheathing glued and screwed to prevent floor noise.
- Pre-finished aluminum soffit, fascia and eavestrough, Hardie siding where applicable.
- Arriscraft stone cladding where shown.
- Limestone sills on all windows and doors where masonry façade is used.
- Maintenance-free argon filled vinyl windows.
- All exterior doors, steel insulated with the exception of insulated fiberglass front doors.
- Premium quality high elasticity exterior caulking, colour matched to the siding and stone.
- Premium series, wood grain, sectional, insulated garage door with battery back up opener, 1 keypad and 1 opener.
- GAF Timberline HD premium asphalt shingles.
- 10' x 10' Pressure treated wood deck with white aluminum railing.

## INTERIOR FEATURES

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### Drywall

- All interior walls to be 1/2" drywall.
- All party walls will be 5/8" type "x" fire rated drywall and Rockwool sound dampening insulation.
- Garage interior 1/2" drywall with one coat drywall compound, sanded smooth and ready for 1 coat of paint.
- All insulated ceilings have controlled-density 1/2" board to prevent sagging.
- Ceilings will have a "orange peel" texture.
- All shower and tub areas will have Densglass exterior sheathing and waterproofing membrane applied behind the tile to ensure watertight seals in these wet areas.

### Electrical

- Automatic circuit breaker panel (Location determined by P.U.C. cable location on lot).
- Smoke/CO2/Strobe detectors on all floors and bedrooms.
- 16 interior LED pot lights, 2 exterior pot lights and 2 exterior wall sconces.
- Wiring for dishwasher and stove in kitchen.
- Two weatherproof exterior electrical outlets with ground fault detectors.
- Sealed electrical boxes used on all exterior walls and ceilings, eliminating drafts.
- Freezer outlet in basement.
- Fans with timers in all bathrooms vented to exterior.
- "Decora" switches.
- Under-cabinet lighting included in kitchen.



# NORTH FOREST VILLAGE CONDOMINIUM SPECS

## INTERIOR FEATURES CONTINUED

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### Plumbing

- Primary bath includes a walk-in tiled shower with a white acrylic base and custom glass enclosure.
- Riobel fixtures throughout bathrooms.
- Pressure balancing faucet in all showers.
- Under-mount sinks in all bathrooms.
- Stainless steel under-mount kitchen sink.
- Waterline rough-in for fridge in the kitchen.
- Two exterior frost-free lawn services hose bibs.
- Water meter installed by municipality.
- Plumbing rough-in for dishwasher and washer/dryer connections. Appliances not included.

### Mechanical Heating/Cooling

- High-efficiency furnace and Air Conditioner with a multi-speed, DC voltage blower for modulating fan speeds.
- Preconditioned fresh air supplied by HRV (heat recovery ventilator).
- MERV 11 furnace filter.
- "High-Low" return air vents in bedrooms for more efficient heating and cooling.
- Curtain humidifier.
- Home UV air treatment system to reduce airborne microorganisms such as mold, mildew, and bacteria.
- 50 Imperial gallon gas rental water heater supplied by third party rental. Purchaser to assume rental agreement upon possession.

### Flooring

- Engineered hardwood floor throughout the main floor except in bathrooms and bedrooms.
- Carpet (including hi-density underpad) in all bedrooms.
- Carpeted stairs with poplar stringers painted white to carpeted landing at bottom of stairs.
- Bathroom will be large format (12" x 24") ceramic tile with a stacked installation pattern.
- Ceramic backsplash to the underside of upper cabinets in the kitchen.

### Kitchen, Vanity & Cabinets

- Quality kitchen and vanity cabinets with quartz countertops.
- Soft-close hardware throughout.
- Over-the-range microwave hood vent included.

### Interior Trim Finishes

- Interior doors - 8' Madison style doors throughout.
- 5-9/16" MDF Contemporary baseboard, 3½" MDF contemporary casing on the main floor and basement landing area.
- High-quality Weiser interior door hardware and deadbolts (vendor samples).

### Paint

- Benjamin Moore semi-gloss paint on all doors, windows and trim. All walls painted in Benjamin Moore latex flat except bathrooms and laundry, which are eggshell throughout.
- All ceilings in living areas to have a knock down textured finish, with exception of bathrooms and closets.
- Stain where applicable is three coat brush application - one coat stain, one coat sealer, one coat varnish.



FLOORING



CABINETRY



COUNTERTOPS



CABINETRY HARDWARE



ISLAND LIGHT



DINING LIGHT



BACKSPLASH



KITCHEN SINK AND FAUCET



ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

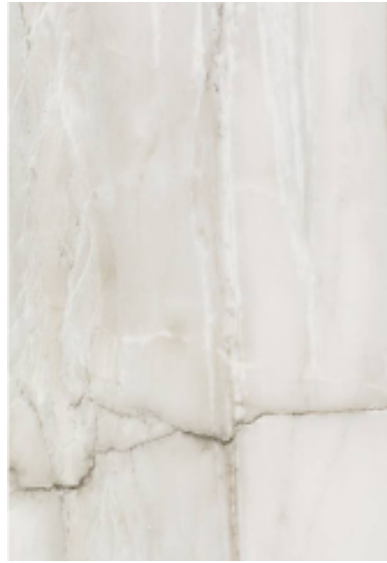
PACKAGE ONE  
KITCHEN AND DINING







BEDROOM FLOORING



BATHROOM FLOOR TILE



CABINETRY



COUNTERTOPS



CABINETY HARDWARE



SHOWER WALL TILE



TOILET



SHOWER FAUCET



BATHROOM #2 TUB



BEDROOM LIGHT



VANITY LIGHT



BATHROOM FAUCET

ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

PACKAGE ONE  
BEDROOMS AND BATH



INTERIOR DOORS



TRIM AND DOOR PAINT  
OXFORD WHITE



WALL PAINT  
OXFORD WHITE



DOOR HARDWARE



STAIR STYLE

ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

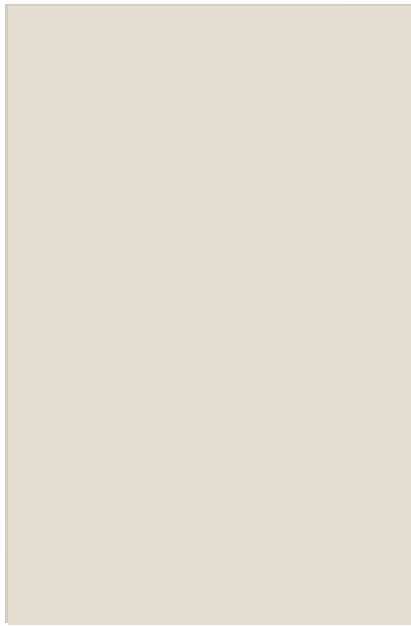
PACKAGE ONE  
THROUGHOUT







FLOORING



CABINETRY



COUNTERTOPS



ISLAND LIGHT



DINING LIGHT



CABINETY HARDWARE



BACKSPLASH



KITCHEN SINK AND FAUCET



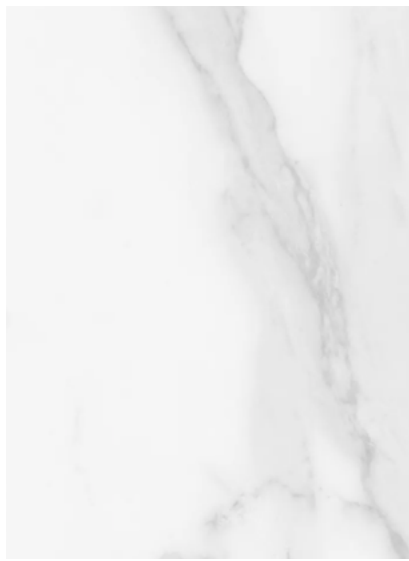
ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

PACKAGE TWO  
KITCHEN AND DINING

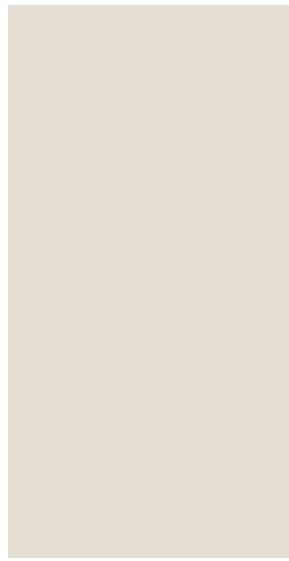




BEDROOM FLOORING



BATHROOM FLOOR TILE



CABINETY



COUNTERTOPS

CABINETY HARDWARE



SHOWER WALL TILE

TOILET



SHOWER FAUCET



BATHROOM #2 TUB

BEDROOM LIGHT



VANITY LIGHT



BATHROOM FAUCET



ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

# PACKAGE TWO BEDROOMS AND BATH





INTERIOR DOORS



TRIM AND DOOR PAINT



WALL PAINT



DOOR HARDWARE

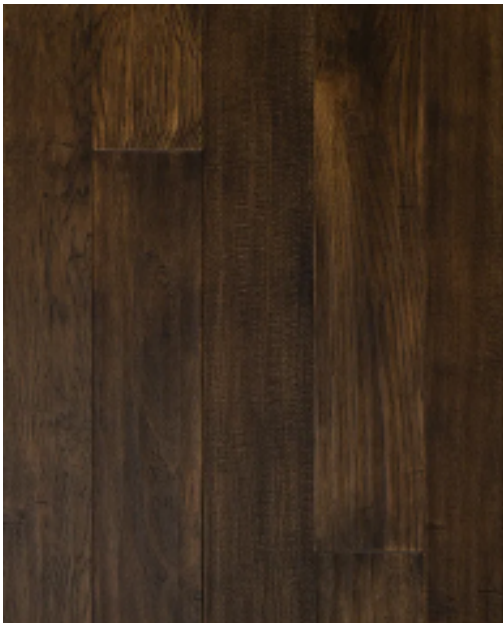


STAIR STYLE

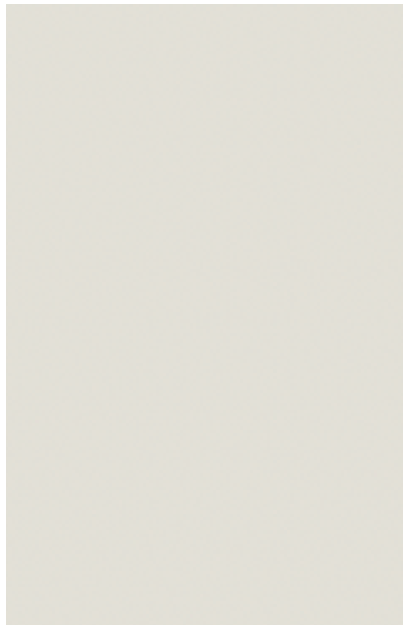
ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

PACKAGE TWO  
THROUGHOUT





FLOORING



CABINETRY

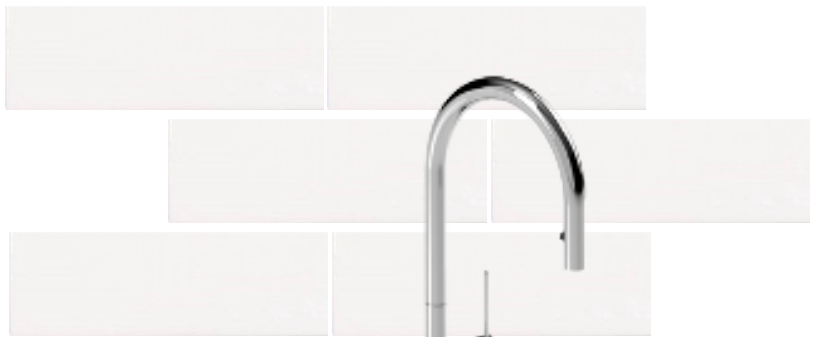


COUNTERTOPS



CABINETRY HARDWARE

BACKSPLASH



KITCHEN SINK AND FAUCET



ISLAND LIGHT



DINING LIGHT

ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

PACKAGE THREE  
KITCHEN AND DINING

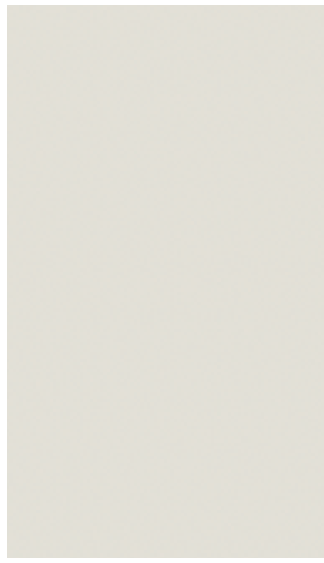




BEDROOM FLOORING



BATHROOM FLOOR TILE



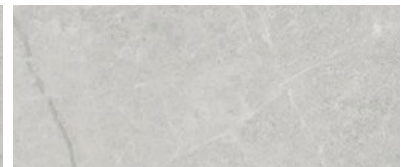
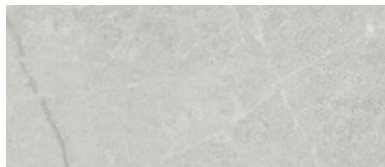
CABINETRY



COUNTERTOPS



CABINETRY HARDWARE



SHOWER WALL TILE

TOILET



SHOWER FAUCET



BATHROOM #2 TUB



BEDROOM LIGHT



VANITY LIGHT



BATHROOM FAUCET

ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

PACKAGE THREE  
BEDROOMS AND BATH





INTERIOR DOORS



TRIM AND DOOR PAINT



WALL PAINT



DOOR HARDWARE



STAIR STYLE

ITEMS SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY

PACKAGE THREE  
THROUGHOUT







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