

# SOUTHLANDS

AT ROYAL BAY



[SouthlandsAtRoyalBay.ca](https://SouthlandsAtRoyalBay.ca)

A COMMUNITY BY  
GABLECRAFT HOMES™

# GABLEcraft HOMES™

## Single Family Homes - Southlands

Lot Number	Civic Address	Floorplan	Home Type	Estimated Completion	Price w/o GST	Total Price incl GST	Notes
10	384 Tradewinds	Hendon	Laned	May 2024	\$992,232.00	<b>\$1,041,843.60</b>	Includes Suite Rough In
41	3585 Westerly	Yorkshire	FDG	To Be Determined	\$1,191,904.00	<b>\$1,251,499.20</b>	Includes Suite Rough In
42	3587 Westerly	Yorkshire	FDG	To Be Determined	\$1,171,905.00	<b>\$1,230,500.25</b>	Includes Suite Rough In
45	3593 Westerly	Lincoln	FDG	August 2024	\$1,271,778.00	<b>\$1,335,366.90</b>	Does not allow for Suite
46	3595 Westerly	Markham	FDG	August 2024	\$1,128,130.00	<b>\$1,184,536.50</b>	Does not allow for Suite
55	3596 Westerly	Markham	FDG	Sept 2024	\$1,128,130.00	<b>\$1,184,536.50</b>	Does not allow for Suite
63	3591 Quarry	Denton	Laned	May 2024	\$1,069,134.00	<b>\$1,122,590.70</b>	**Garage Included Includes Suite Rough In
65	3595 Quarry	Denton	Laned	To Be Determined	\$1,052,890.00	<b>\$1,105,534.50</b>	**Garage Included Includes Suite Rough In
74	3613 Quarry	Westwick	Laned	To Be Determined	\$1,153,931.00	<b>\$1,211,627.55</b>	**Garage Included Includes Suite Rough In
75	3615 Quarry	Westwick	Laned	To Be Determined	\$1,153,931.00	<b>\$1,211,627.55</b>	*Garage Included Includes Suite Rough In
76	3617 Quarry	Westwick	Laned	To Be Determined	\$1,183,930.00	<b>\$1,243,126.50</b>	*Garage Included Includes Suite Rough In

**Ask us about  
our presale lots  
66 - 73!**

**Please inquire about developing suites and basements with us!**

**Note: If developing legal suite for Preston or Hendon models, it includes a concrete parking pad instead of the garage**

\*Garage Must Remain  
\*\*Garage can be removed for \$55K  
\*\*\*Garage can be added for \$55K  
(conditions apply)

Revised April 26, 2024

**Deposit of 10% of total purchase price, including GST due at Subject Removal**

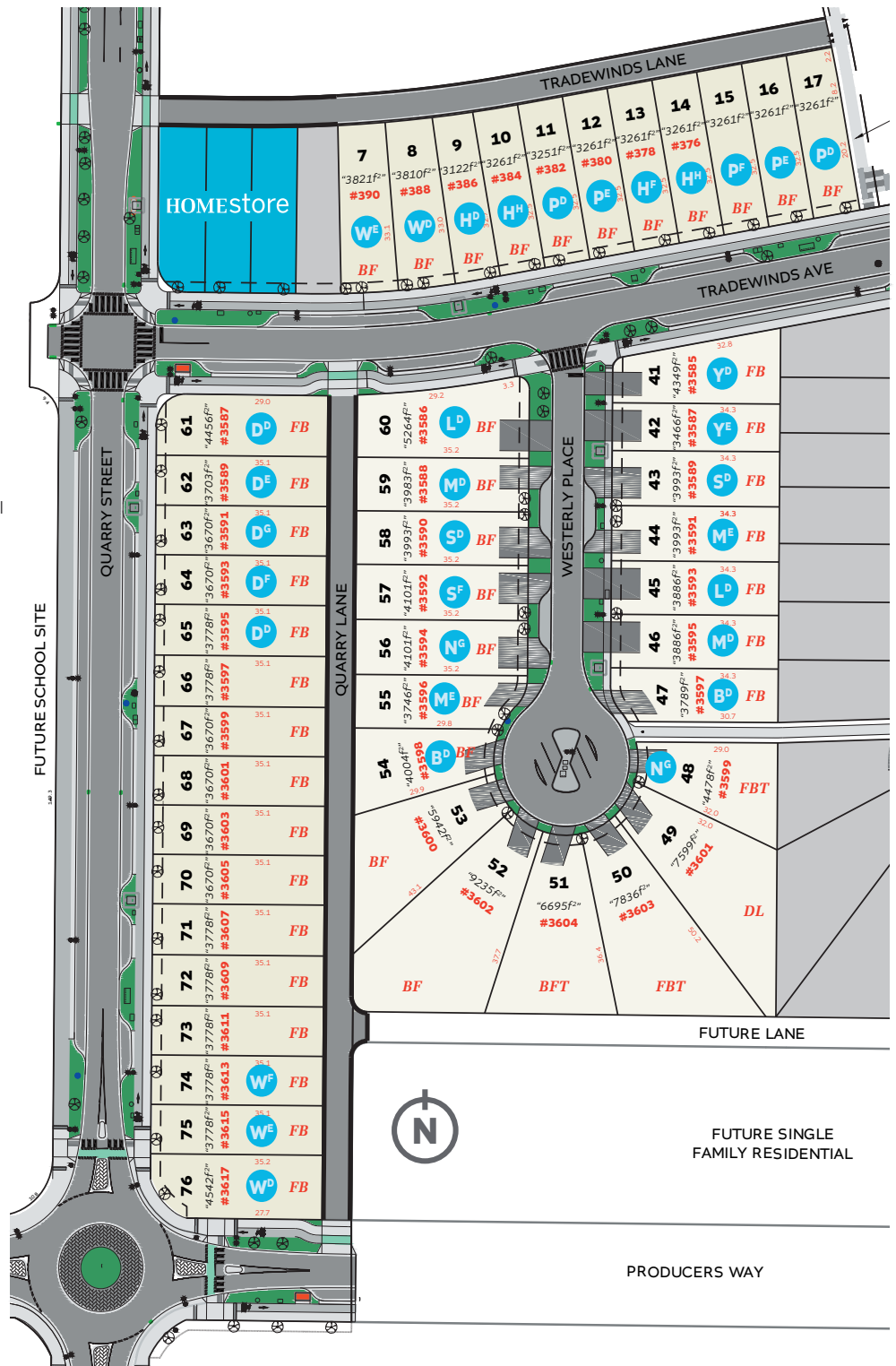
All pricing, dates and details subject to change without notice at the sole discretion of GableCraft Homes

## Legend

- 5** Legal Lot Number
- #394** Civic Address
- L** Level Lot
- BF** Back to Front Lot
- FB** Front to Back Lot
- FBT** Front to Back Transitional Lot
- DL** Daylight Lot
- DLT** Daylight Transitional Lot
- DU** Drive Under
- WST** Walkout-Split Transitional
- WS** Walkout-Split
- WT** Walkout Transitional
- W** Walkout
- \*** Lot may require a Retaining Wall
- SH** Show Home
- H<sup>E</sup>** Home Name and Elevation
- 3rd Party Builder
- Retaining Wall
- Electrical Boxes
- Electrical Transformers - Pad Mounted

## Collection + Home Type

- B<sup>E</sup>** Front Drive Garage: **Burwick**
- N<sup>E</sup>** Front Drive Garage: **Neville**
- S<sup>E</sup>** Front Drive Garage: **Sheffield**
- M<sup>E</sup>** Front Drive Garage: **Markham**
- L<sup>E</sup>** Front Drive Garage: **Lincoln**
- Y<sup>E</sup>** Front Drive Garage: **Yorkshire**
- D<sup>E</sup>** Laned: **Denton**
- H<sup>E</sup>** Laned: **Hendon**
- P<sup>E</sup>** Laned: **Preston**
- W<sup>E</sup>** Laned: **Westwick**



### STANDARD LUXURIES

- 9' main floor ceiling height (complimented by 8' front and rear door), 9' second floor ceiling height (complimented by vaults in select plans), 8' undeveloped basements ceiling height
- A la carte designer selected finishing options to personalize your home
- ¾" Engineered stone countertops throughout home with undermount sinks
- Spacious kitchens, designed for entertaining which include 42" upper cabinetry height, full height cabinetry built in with microwave, soft close drawers and doors, full-height kitchen backsplash and chimney hood fan
- Energy Star stainless steel appliance package (white front-loading washer and dryer)
- Curbless and fully tiled walk in ensuite showers with lifetime warranty (excluding Preston and Burwick). Easy maintenance fibreglass tub surrounds in other bathrooms
- Modern, single panel profile interior doors
- Quality laminate flooring throughout main floor and carpet throughout second floor. Tiled bathroom floors (excluding powder rooms)
- Fully landscaped front yards plus rear yard fencing
- Roof ready for solar panel installation

### QUALITY CONSTRUCTION

- Engineered floor joist system and roof trusses
- R19 exterior wall and R40 attic insulation
- Foundation damp proofing to all basement exterior concrete walls
- Asphalt shingles roof with 30-year manufacturer warranty
- Vinyl windows with dual pane high-performance low emissivity glass, excluding basement windows and patio or entry doors
- Built Green Certified, recycled content in building materials, low carbon concrete
- Flat panel ceilings in all finished areas
- Walls and ceilings of attached garages insulated and drywalled

### HEATING, PLUMBING & ELECTRICAL

- Air conditioning and heating with low carbon, high efficiency mini-split system with head on main and second floor (baseboard heat in secondary spaces)
- Air circulation system providing fresh air distribution throughout home via Central Recirculating Ventilator (CRV)
- Two exterior weatherproof plugs (GFI)
- 200A electrical service
- 240V/40A electric car charger circuit roughed in (not applicable for rear lane product)
- Internet and cable pre-wire
- 60 gallon electric hot water tank

### EXCELLENT EXTERIORS

- Modern architecture with enlarged windows to allow natural light in throughout the home
- Durable fibre cement siding with various modern accent materials
- Aluminum soffits, eavestroughs, downspouts and hardie fascia (where applicable)
- Front attached double garages with 8' high door, various styles (rear detached garages are optional and not included as standard)
- Exposed aggregate concrete (driveways, front walks)

### OPTIONAL UPGRADES

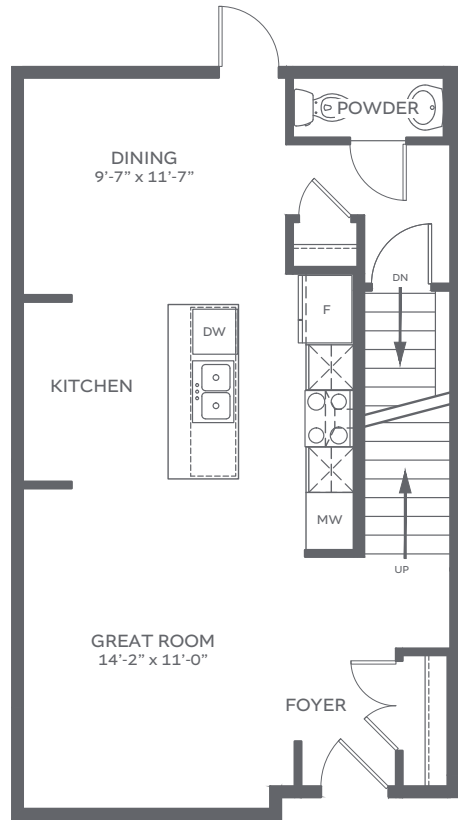
- Full library of pre-planned floor plan options to customize your home to your family's needs and lifestyle including:
- Chef's Kitchen
- Home automation and sustainability packages
- Basement developments
- Basement suites and suite rough ins
- Interior finish options (8' solid core doors and railing options)
- Plumbing fixtures
- Rear yard options
- Cabinetry built ins (butler pantry, nook buffet, wet bars, wine fridge)
- Additional bedrooms and bathrooms (select plans)
- Fireplace features (electric or gas)
- Gas range and gas BBQ outlet

# SOUTHLANDS

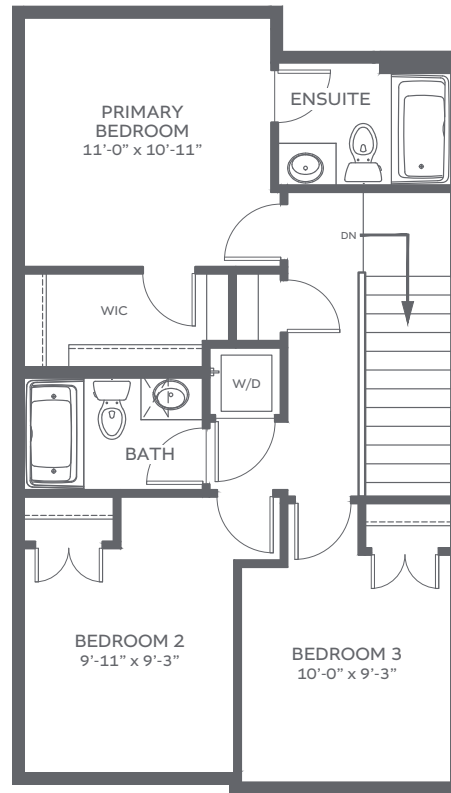
AT ROYAL BAY

# PRESTON

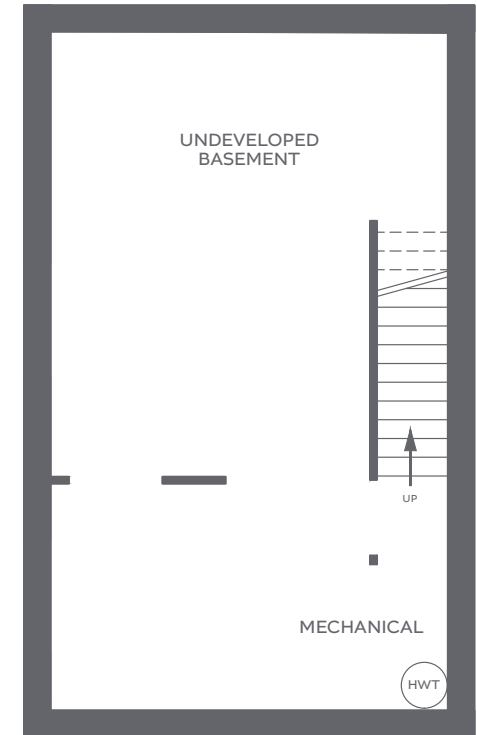
3 Bed + 2.5 Bath | Interior: 1,356 sq. ft  
UNDEVELOPED: 599 SQ. FT.



MAIN FLOOR: 662 sq. ft.



SECOND FLOOR: 694 sq. ft.



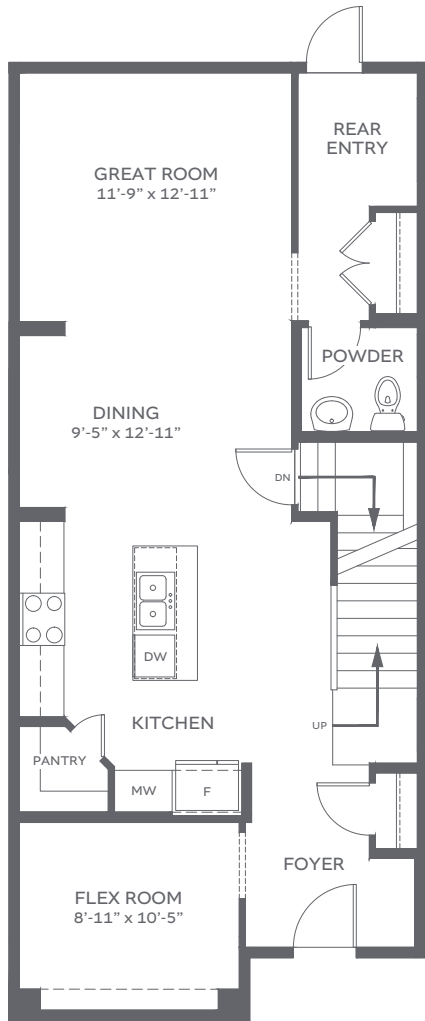
UNFINISHED BASEMENT: 599 sq. ft.

# SOUTHLANDS

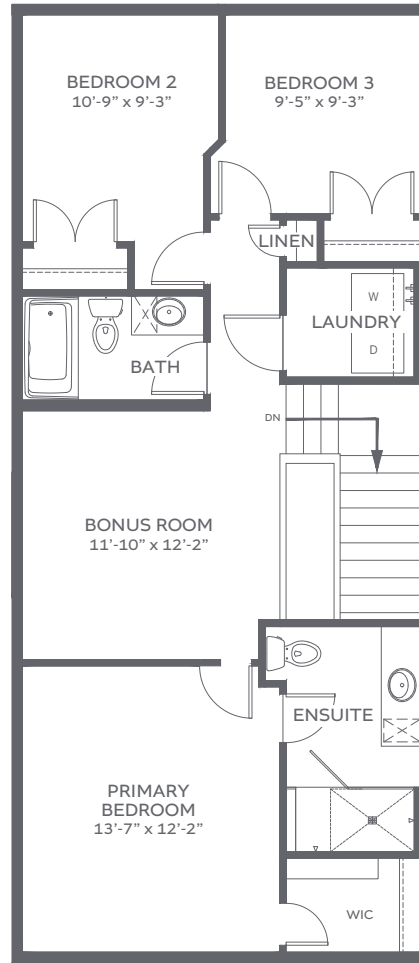
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# HENDON

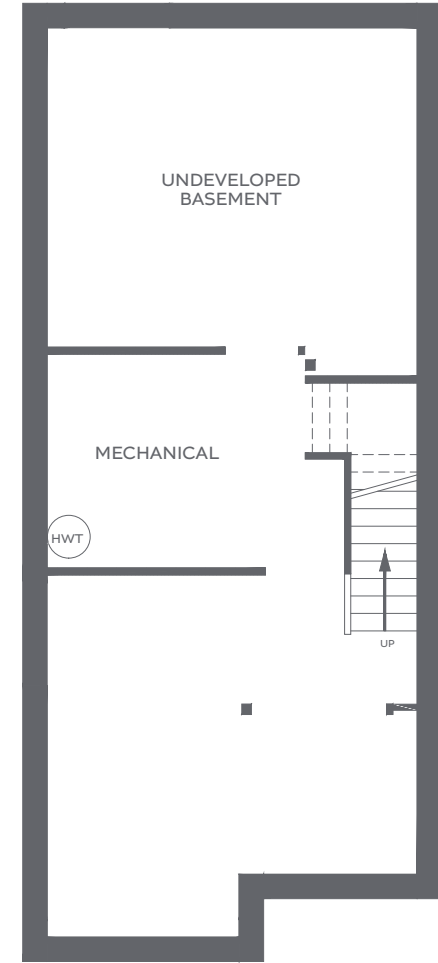
3 Bed + 2.5 Bath | Interior: 1,801 sq. ft  
 UNDEVELOPED: 804 SQ. FT.



MAIN FLOOR: 889 sq. ft.



SECOND FLOOR: 912 sq. ft.



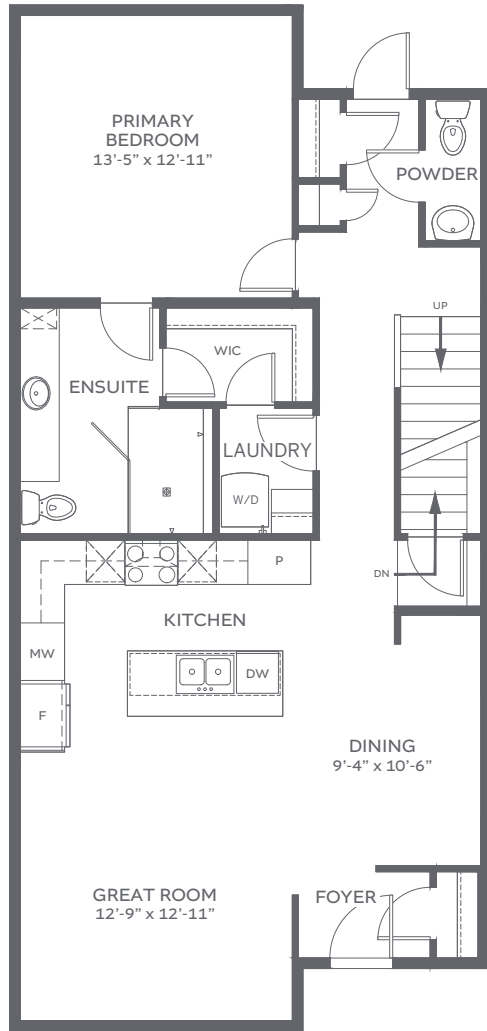
UNFINISHED BASEMENT: 804 sq. ft.

# SOUTHLANDS

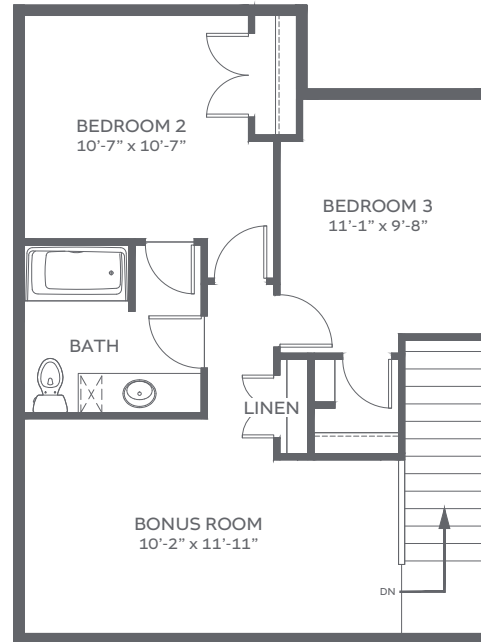
AT ROYAL BAY

# DENTON

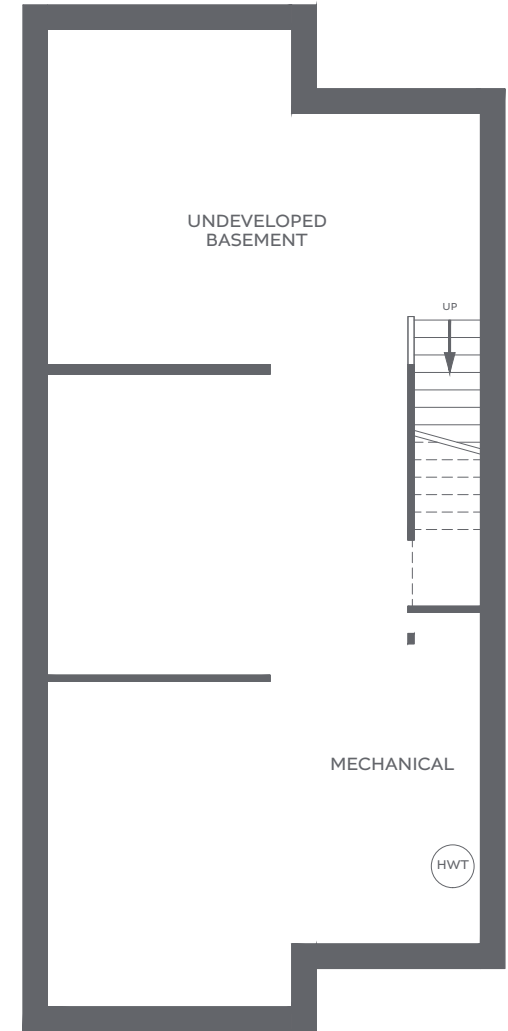
3 Bed + 2.5 Bath | Interior: 1,729 sq. ft  
UNDEVELOPED: 970 SQ. FT.



MAIN FLOOR: 1,064 sq. ft.



SECOND FLOOR: 665 sq. ft.



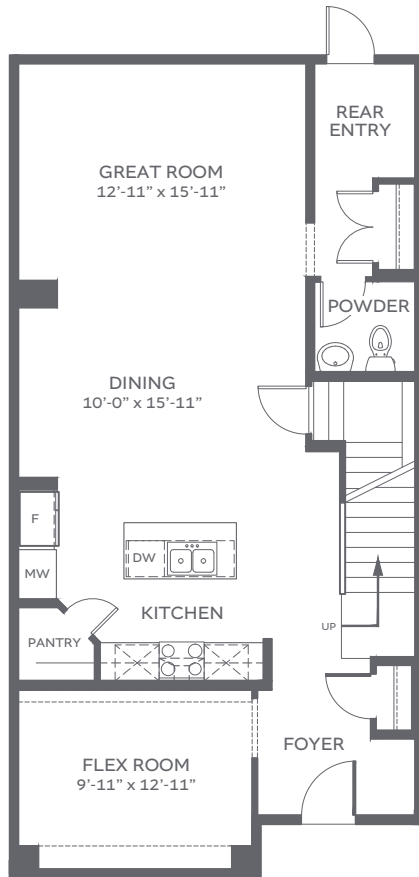
UNFINISHED BASEMENT: 970 sq. ft.

# SOUTHLANDS

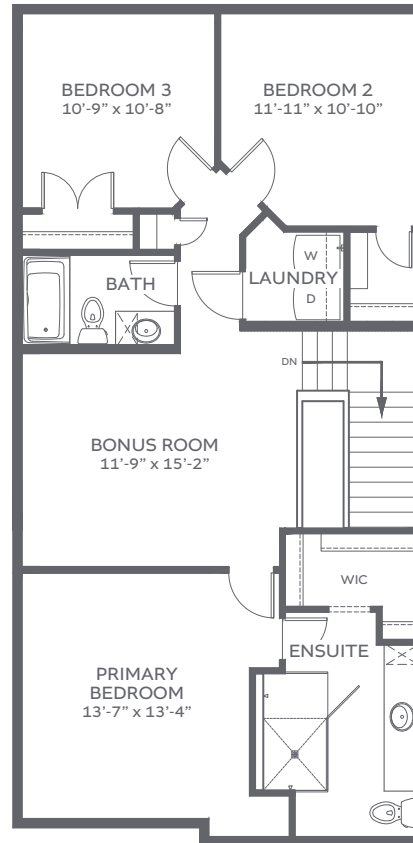
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# WESTWICK

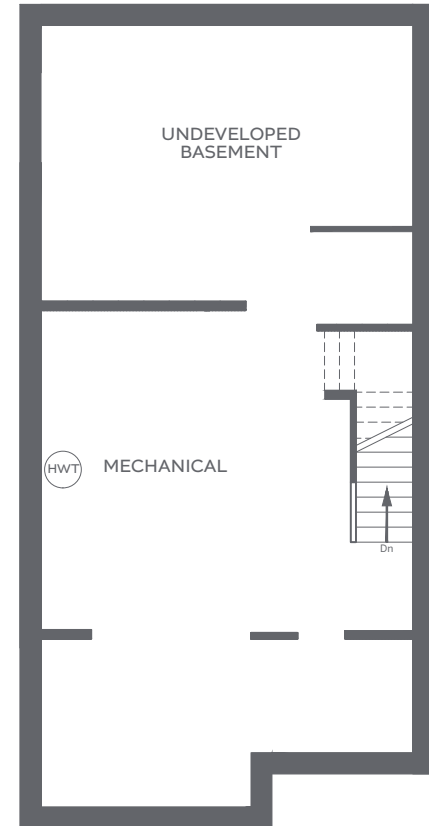
3 Bed + 2.5 Bath | Interior: 2,102 sq. ft  
UNDEVELOPED: 935 SQ. FT.



MAIN FLOOR: 1,025 sq. ft.



SECOND FLOOR: 1,077 sq. ft.



UNFINISHED BASEMENT: 935 sq. ft.

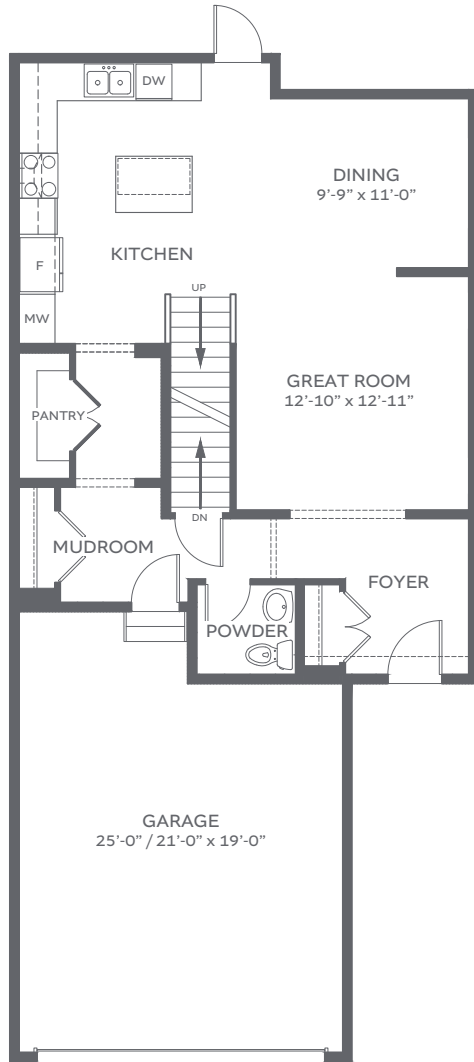


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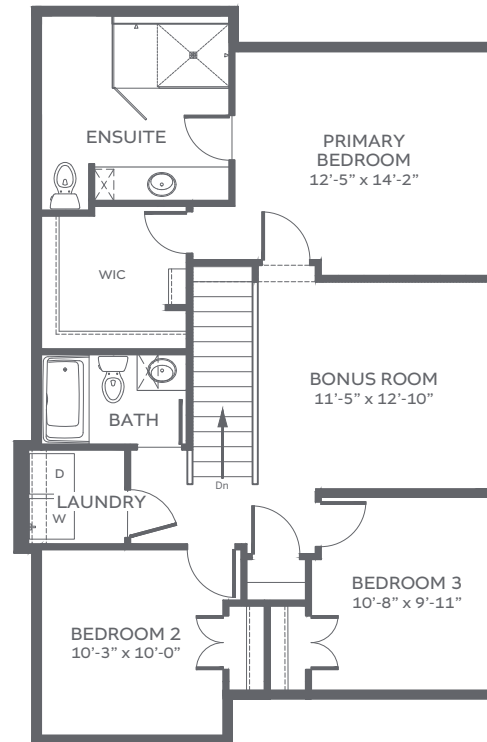
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# MARKHAM

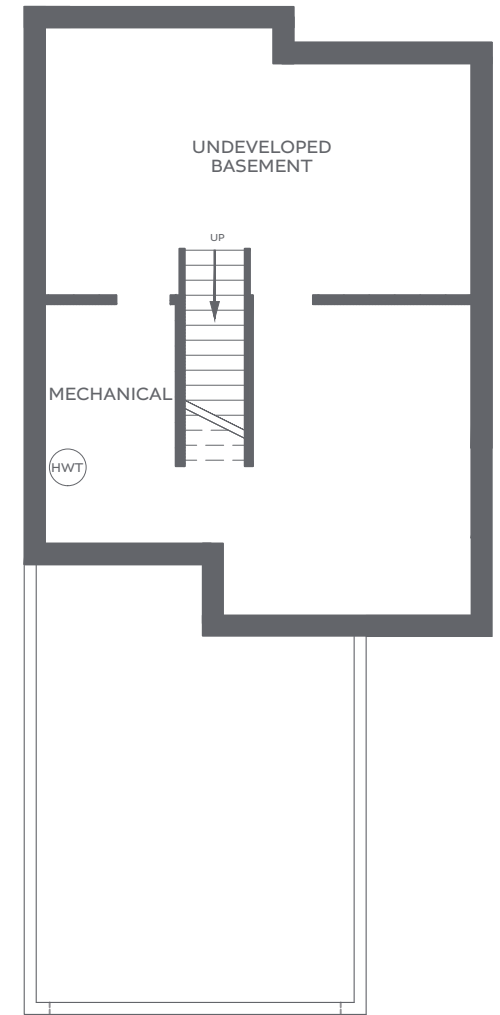
3 Bed + 2.5 Bath | Interior: 1,860 sq. ft  
 UNDEVELOPED: 769 SQ. FT.



MAIN FLOOR: 849 sq. ft.



SECOND FLOOR: 1,011 sq. ft.



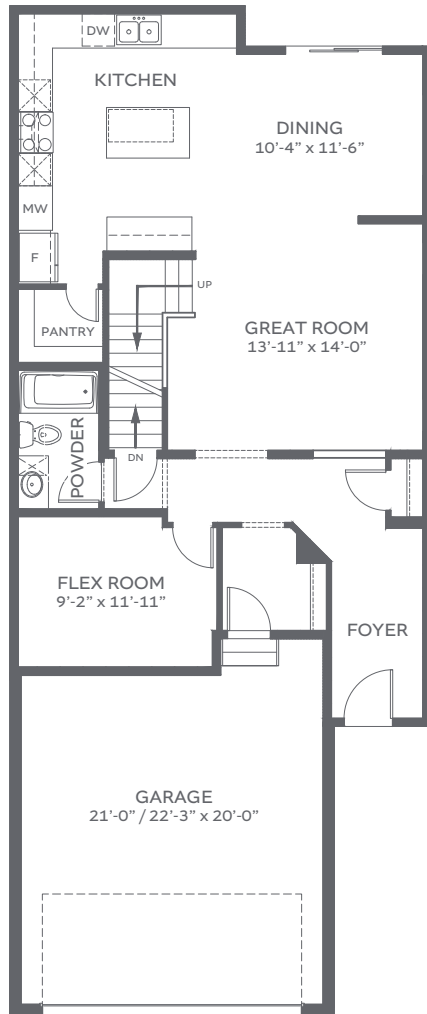
UNFINISHED BASEMENT: 769 sq. ft.

# SOUTHLANDS

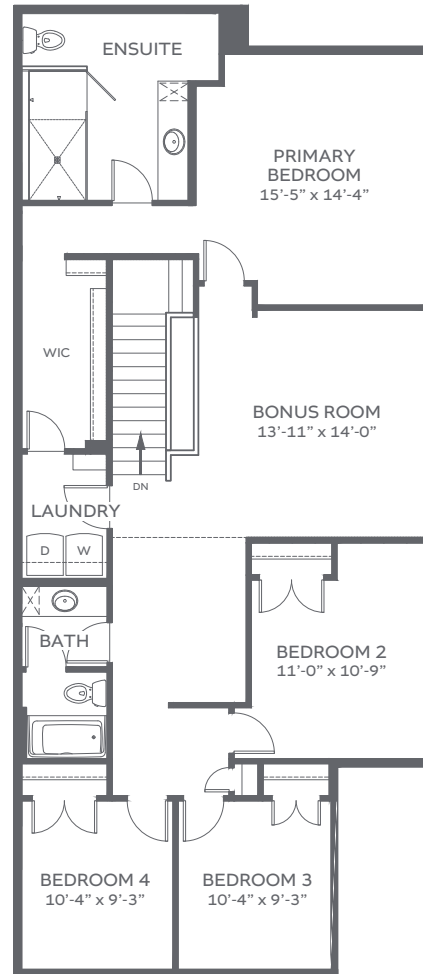
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# LINCOLN

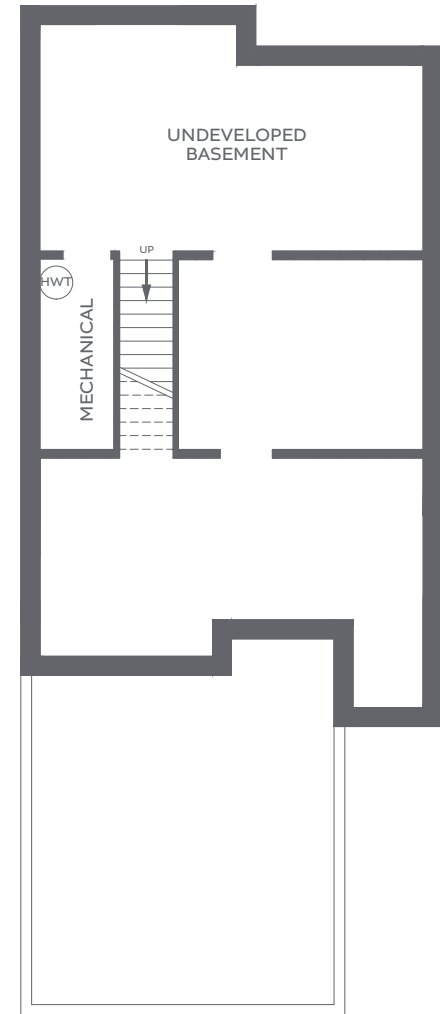
4 Bed + 3 Bath | Interior: 2,504 sq. ft  
UNDEVELOPED: 958 SQ. FT.



MAIN FLOOR: 1,052 sq. ft.



SECOND FLOOR: 1,452 sq. ft.

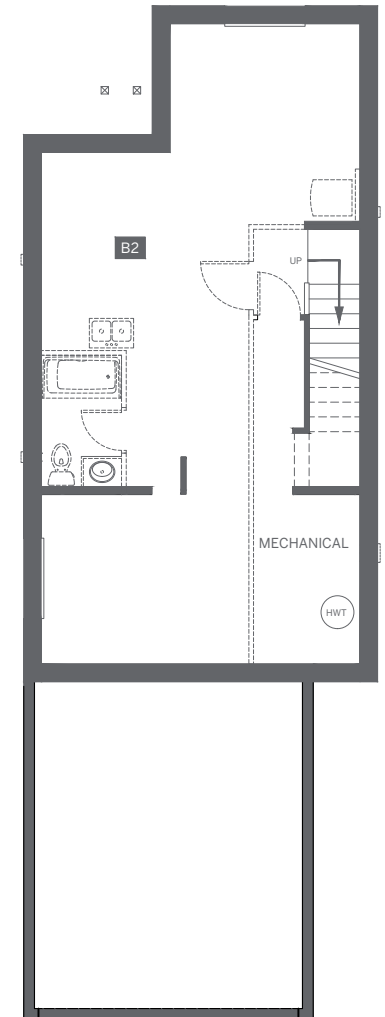
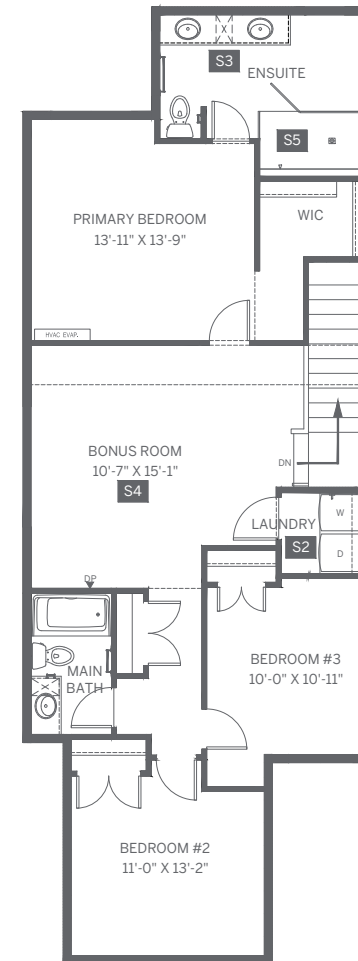
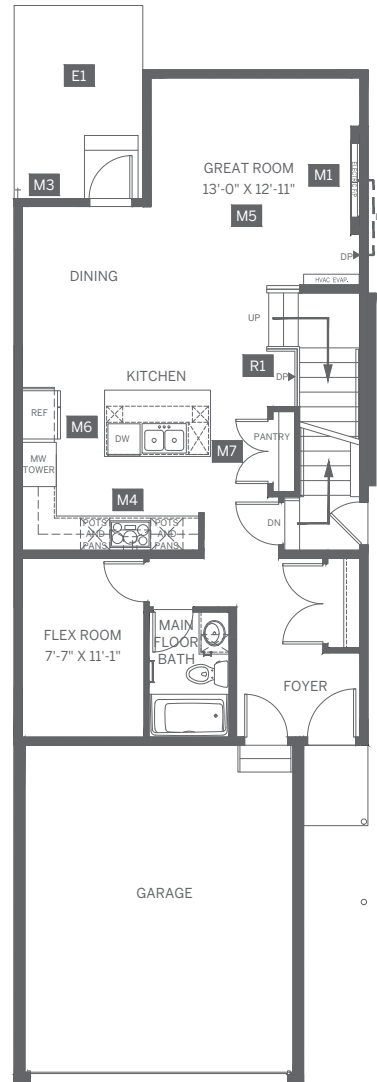


UNFINISHED BASEMENT: 958 sq. ft.



### INCLUDED OPTIONS

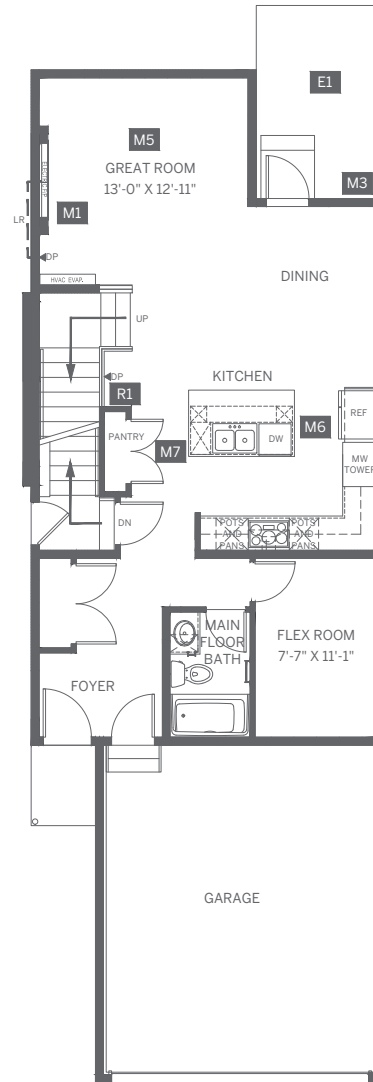
- E1** Rear Yard Option 2
  - Poured concrete patio & pressure treated steps where required
  - (Lot Type = Split Drainage, Front to Back, Back to Front)
  - Important Notes:
  - #1 - Patio Height and stairs to yard may vary based on site conditions. Maximum 2 stairs
- M1** Great Room Full Height Electric Fireplace
- M2** Gas Line to House
- M3** Gas Line for BBQ
- M4** Gas Line for Range
- M5** Great Room Potlights
- M6** Chefs Kitchen
  - Stacked upper cabinets (12 inch over 36 inch) with cabinet riser extending to ceiling throughout kitchen
  - Larger kitchen island with wine rack, open shelves and additional storage
  - Gas Cooktop
  - Additional pots and pans drawers below cooktop
  - Pull-out recycle drawer
  - Under-cabinet lighting
  - Pot Filler
  - Built-in microwave and wall oven in cabinet tower with trim kit
- M7** French Door to Pantry
- R1** Railing Upgrade 1
  - Railing added to main floor leading to second floor
- S1** Re-Circulating Pump and Line to Ensuite Shower
- S2** Counter Overtop of Washer and Dryer
- S3** Double Sink to Ensuite
- S4** Bonus Room Potlights
- S5** Wall Rainhead and Hand Shower on Slide Bar to Ensuite
- B1** Sleeve for Future Rear Yard Irrigation
- B2** Basement Suite Rough-in
  - Concrete stairwell with 36 inch entry door
  - Rough-in plumbing for sinks, toilet, tub, and laundry
  - Electrical supplied to sub-panel for future connection
  - Additional required parking stall in tandem on driveway. Additional parking options available
  - Ceiling heights will vary due to on-site conditions



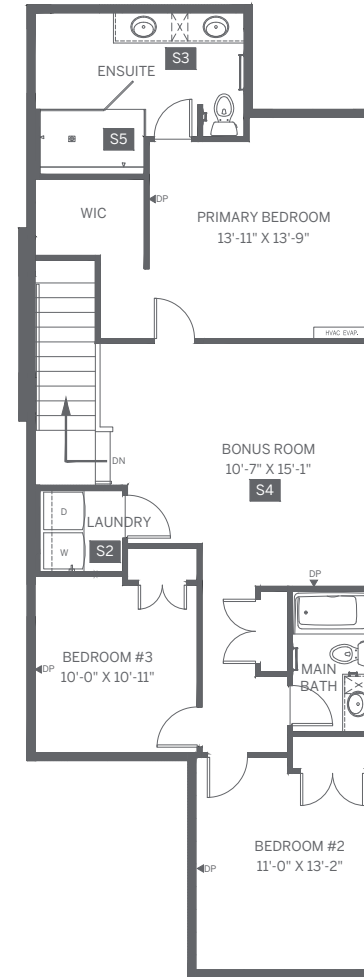


### INCLUDED OPTIONS

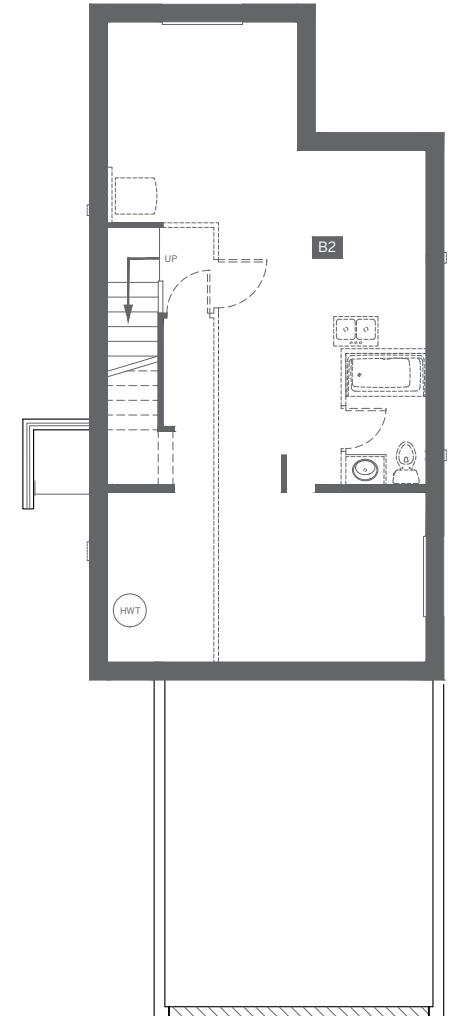
- E1** Rear Yard Option 2
  - Poured concrete patio & pressure treated steps where required
  - (Lot Type = Split Drainage, Front to Back, Back to Front)
  - Important Notes:
  - #1 - Patio Height and stairs to yard may vary based on site conditions. Maximum 2 stairs
- E2** High Exposure Flankage
  - Additional flankage side detailing on house and additional landscaping to flankage side only
- M1** Great Room Full Height Electric Fireplace
- M2** Gas Line to House
- M3** Gas Line for BBQ
- M4** Gas Line for Range
- M5** Great Room Potlights
- M6** Chefs Kitchen
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  - Electrical supplied to sub-panel for future connection
  - Additional required parking stall in tandem on driveway. Additional parking options available
  - Ceiling heights will vary due to on-site conditions



MAIN FLOOR: 880 sq. ft.



SECOND FLOOR: 1144 sq. ft.



UNFINISHED BASEMENT: 776 sq. ft.