

The background of the entire page is a light-colored, marbled pattern with veins of grey, tan, and white, resembling natural stone or marble.

# CANTERBURY LANES

*King City*

A CAMCOS COMMUNITY

A COMMUNITY BY  
CAMCOS  
LIVING



# Come Home To Canterbury Lanes

Luxury Townhomes



Rendering is artist's concept.

Introducing Canterbury Lanes, an exclusive collection of luxury townhomes coming to King City. Nestled steps away from the quaint town centre at the intersection of Keele Street and King Road, each of the 48 townhomes is a testament to classic design aesthetics. Equipped with single or double car garages and expansive layouts of up to 2,500 square feet, Canterbury Lanes is your chance to experience more.



Rendering is artist's concept.



# Live In King

A Richer Lifestyle



King City's rolling hills and impressive estates have made it a storybook destination for homeowners across the GTA.

Incorporated in 1890, the region's stunning natural landscapes have attracted people from the city of Toronto throughout its history. Sir Henry Pellat, the builder of Casa Loma, built his magnificent country home at Marylake in King City. Once a quaint town, this city has developed a reputation known across the region. In addition to its prestigious residential enclaves, the town offers a wealth of modern amenities, historic character, and a gorgeous countryside, all of it well connected by rail and major highways to the rest of the GTA.



At the crossroads of Keele Street and King Road is the historic town centre, home to several boutiques, restaurants, a café, and Hogan's Inn. First built in 1851, Hogan's restaurant offers fireside dining in the winter and a garden patio in the summer. The Hunt Pub downstairs — touted as King's coziest pub — offers just the right ambiance and live music year-round. It's all a few minutes from home at Canterbury Lanes.

## Small Town Charm

A Wealth of Heritage



# The Countryside

A Natural Haven



King Township is home to several stunning conservation areas set amid the scenic geography of the Oak Ridges Moraine. Over 90 hectares of parkland, 250 hectares of open green space, and kilometres of trails are host to plenty of rugged outlooks, old-growth forests, verdant marshlands, and unique wildlife.

If you're a golfer, you'll enjoy living close to some exceptional public and private courses including 72 holes at Cardinal, 27 holes at Nobleton Lakes, several Clublink courses, and the clubs at Magna and Beacon Hall, to name a few.





# Modern Living, Contemporary Amenities

Stature Meets Convenience

At Canterbury Lanes, you have access to plenty of modern conveniences and services. The King City GO station is just a 10-minute walk, offering regular service to Union Station, just 40 minutes away.



At Dufferin Street and King Road, you're surrounded by grocery stores, shops, and dining. In fact, almost all of the city's amenities are only a few minutes from home. Plus, you're minutes from Vaughan, Oak Ridges, Richmond Hill, and Aurora.

This year, the municipality will also be opening a new state-of-the-art recreation centre. This 25-acre complex will house two NHL-sized ice surfaces, a six-lane 25-meter lap pool, a leisure pool, a multi-purpose athletic fieldhouse, and a multi-purpose community room.





# Site Plan

## CANTERBURY LANES *King City*



The floor plans, elevations, dimensions, specifications and architectural detailing shown are pre-construction plans only and may be changed or revised without notice including as may be necessitated by architectural controls and the construction process. All dimensions are approximate. Actual usable floor space may vary from the stated area. House may be reversed. Steps may vary at any exterior entrance. Illustrations are artist's concept only. Exterior railings to be installed only as required by grade notwithstanding any illustrations or plans. E. & O.E. August 2024

20' Windsor Collection

20' Gala Collection



# King City Amenities

## Dining

- |                          |                                      |
|--------------------------|--------------------------------------|
| 1 Locale King City       | 11 Wild Wing                         |
| 2 Subway                 | 12 McDonald's                        |
| 3 Hogan's                | 13 Classic Cone Inc.                 |
| 4 Molly's Market         | 14 Persian Kebab House               |
| 5 Rockford's Bar & Grill | 15 Chef Reza Richmond Hill           |
| 6 The Roost Cafe         | 16 Stacked Pancake & Breakfast House |
| 7 Starbucks              | 17 Starbucks                         |
| 8 Pizza Hut              | 18 Tina's Grill                      |
| 9 Tim Horton's           | 19 Minami Sushi                      |
| 10 Motorino (North)      | 20 Locale Aurora                     |

## Education

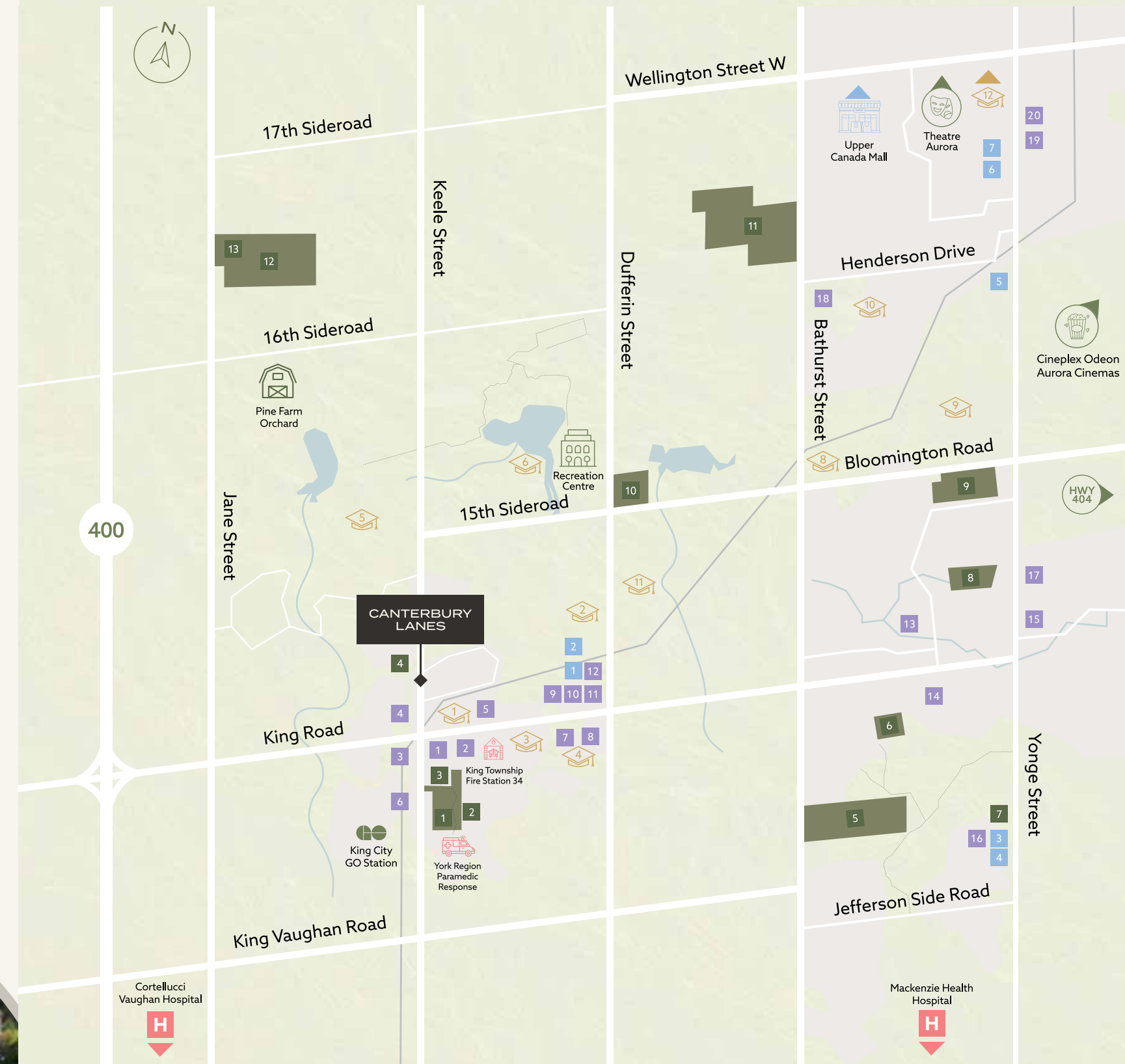
- 1 Maple Preschool
- 2 King's Ridge Montessori
- 3 King City Secondary School
- 4 Holy Name Catholic School
- 5 Villanova College
- 6 Seneca Polytechnic College King Campus
- 7 Father Frederick McGinn Catholic School
- 8 École Secondaire Catholique Renaissance
- 9 Cardinal Carter Catholic High School
- 10 Highview Public School
- 11 The Country Day School
- 12 St. Andrew's College

## Recreation

- 1 King City Memorial Park
- 2 King City Public Tennis Courts
- 3 King City Arena & Community Centre
- 4 King City Community Garden
- 5 Bathurst Glen Golf Course
- 6 Grovewood Park
- 7 Movati Athletic
- 8 Russell Tilt Park
- 9 Briar Nine Park & Reserve
- 10 Maple Leaf Cricket Ground
- 11 King's Riding Golf Club
- 12 Centennial Park
- 13 King Trails at Centennial

## Shopping

- 1 King's Ridge Marketplace
- 2 Coppa's Fresh Market
- 3 LCBO
- 4 Farm Boy
- 5 Metro
- 6 No Frills Aurora
- 7 Aurora Centre



■ Dining   
 ■ Shopping   
 ■ Recreation   
 ■ Education

\*Map not to scale.



# Timeless Homes

Designed For The Future

For all their traditional charms, the homes of Canterbury Lanes are designed for the future. They blend classic architectural elegance with cutting-edge technology to offer a living experience that is both timeless and ahead of its time.

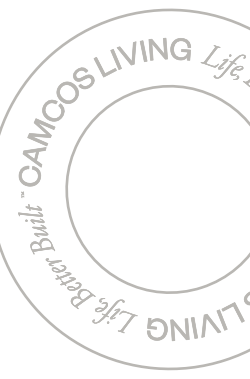
Each home is equipped with energy-efficient features, reducing your carbon footprint while lowering utility costs. The environmentally friendly design prioritizes sustainability, using materials that are as durable as they are beautiful; from high-performance windows to advanced insulation.



At Canterbury Lanes, you're investing in the future. These homes are made to stand the test of time, merging timeless qualities of craftsmanship and care with modern innovation.



# Features & Finishes



## Architectural Features

1. Canterbury Lanes feature elaborate architectural details including brick and stone exterior elevations and precast headers and surrounds.
2. Self-sealing premium architectural shingles, with manufacturer's limited lifetime warranty.
3. Low-maintenance aluminum soffits, fascia, eavestroughs and downspouts, colour coordinated.
4. Low-maintenance exteriors including columns, railing and pickets.
5. Fully paved driveways with basecoat and topcoat of asphalt<sup>1</sup> and paver banding.
6. Two exterior hose bibs, location to be determined by the Vendor.
7. Where applicable, fully sodded front, side, and rear yards plus boulevard(s). Narrow side yards between houses may be graveled at Vendor's sole discretion.
8. Complementary architectural address plaque.

## Interior Features

1. 9' main floor and second floor ceilings, 8' third floor ceilings, except in sunken and raised areas.
2. Ceilings to be smooth finish on first and second floors and textured with 4" smooth border on third floor.
3. Natural oak finish staircase with oak treads, oak veneer stringers and risers from main to second floor, and second to third, and in finished areas.
4. Natural oak finish pickets, railing and stringer on stairwells in finished areas, nosing where required.
5. Paint-grade staircase to basement.
6. Satin nickel-finish lever door handle and hinges.
7. Closets to be swing doors throughout.
8. Principle bedroom featuring walk-out balcony.
9. Elevators, where applicable, with designed curated finishes and flush mount operating panel.

## Kitchen Features

1. Deluxe cabinetry with extended height uppers, enclosed fridge cabinet with gable, and Quartz countertop, from Vendor's standard samples, complete with stainless steel undermount double bowl sink and single lever Moen® pullout faucet.
2. Kitchen islands, where applicable, to be fixed and include electrical receptacle.
3. Stainless steel appliance package including counter depth refrigerator, slide in range, dishwasher, and undermount hood fan.
4. Split electrical receptacles at counter level for small appliances.

## Bathroom Features

1. Primary Ensuite
  - a. Alcove acrylic tub bathtub with tub-mounted faucets where tub and shower are separate.
  - b. Separate shower completed with framed glass enclosure, 8" x 10" wall tiles, and pot light, where height permits.
  - c. Deluxe cabinetry with kitchen height vanities and Quartz countertop with undermount sink.
2. Secondary Bathroom(s)
  - a. Alcove acrylic tub with 8" x 10" wall tiles, hand-held shower head with hose.
  - b. Deluxe cabinetry and Quartz countertop with undermount sink.
3. Powder Room(s) to include white pedestal sink.
4. Mirrors in all bathrooms and powder rooms at approximately 42" high.
5. Sinks to include single lever Moen® faucets and pop-up drains.
6. Bathroom accessories to complement plumbing fixtures and include Moen® towel bar and tissue dispenser in all bathrooms.
7. All bathrooms to be equipped with an exhaust fan, privacy lock on door(s), and water shut-off valves for each sink.

## Laundry Features

1. Recessed laundry box with hot/cold water shut-off valves and drain in finished laundry room.
2. One laundry sink provided with faucet and water shut-off valves.
3. Cabinet with laminate countertop.

## Flooring Features

1. 5" x ¾" engineered hardwood throughout (excluding tiled areas).
2. Purchaser's choices of 12" x 24" tile flooring in entry, kitchen, walk-in pantry (where applicable), powder room, ensuite, bathrooms and laundry room in finished areas.
3. Coordinated transition strips between different flooring materials.

## Windows, Doors, and Millwork Features

1. 5 ¼" baseboard, coordinated with smooth 2-paneled interior doors.
2. 2 ¾" casing on all doors, windows and archways.
3. Thermopane Low-E Argon filled sliding glass patio doors at rear.
4. Thermopane Low-E Argon filled vinyl casement windows on main, second and third floors.
5. Luxury Benjamin Moore® paint finishes. Purchaser's choice of one colour of paint on all finished areas with trim and doors painted white.

## Lighting and Electrical Features

1. 5 installed LED recessed lights, placement on first and/or second floor, chosen during Décor appointment, where space permits.
2. 200 AMP electrical service supplied with circuit breaker panel.
3. Rough-in conduit for EV charger in Garage, location selected by Vendor.
4. One switch-controlled holiday outlet in soffit, as per plan.
5. Light fixtures are provided throughout finished areas.
6. White decora style switches and receptacles with screwless plates.
7. Two weatherproof exterior electrical receptacles, location to be determined by the Vendor.
8. One electrical outlet in garage ceiling for future door opener.
9. Hard-wired door chime with doorbell at front entry.
10. Architecturally coordinated coach lamps on exterior elevations.

## Home Comfort/Energy Saving Features

1. Forced air, high efficiency gas furnace.
2. Heat Recovery Ventilator (HRV) unit.
3. Air conditioning unit.
4. Rental high-efficiency gas water heater.
5. Exterior walls (except garage) and attic to be fully insulated; attic to R-60, walls to R-22 + R-5, garage ceiling to R-31 where applicable, basement to R-20. All insulated areas to be covered by poly vapour barriers.
6. Water saving aerators in all faucets.
7. Water saving toilets and showerheads.
8. Posi-Temp pressure/temperature balance valves in tub/showers.

## Construction Features

1. Exterior walls to be 2" x 6" wood stud construction.
2. Poured concrete basement walls, wrapped with damp-proofing drainage layer and weeping tiles.
3. Concrete steps at front, side, and rear entrances, as required by grade.
4. Engineered floor joists with dimensional lumber landings.
5. All sub-floors will be glued and screwed with sanded joints.
6. 3-pc rough-in in basement, as per plan.

## Model Home Disclosure

1. The purchaser acknowledges that the Vendor's model home(s) have been decorated for public display purposes and may contain structural changes, features, upgrade finishes and augmented services, which may not be included in the standard model. E.&O.E.

## Harmony Home Features

1. Nest Smart Thermostat, centrally located on second floor.
2. Nest Video Doorbell located at the front entrance.
3. Fiberglass front entry door with sidelights and multipoint locking system from Ferco. Allegro front entry grip set finished in satin nickel for enhanced security and weather-tight performance.
4. Interior garage walls and ceilings to be fully drywalled and primed.
5. Spray foam insulation in garage ceilings and overhangs below habitable space above.
6. Overhead metal insulated (R-16) garage door(s) with fixed-glass inserts.
7. Steel lintels to be decorated and protected with Alliance Lintel Wrap vinyl covering.
8. Spray foam around all exterior windows/doors, with caulking on exterior.
9. All main trunk ducts, including basements for supply and return and panned joists to be sealed for added heating and cooling efficiency.
10. NaturaSeal Air Barrier System.
11. Homes certified for air tightness.

## Disclosure

Purchaser(s) acknowledge the following clauses:

1. All listed features in Schedule A, as per plan.
2. All colour and finishing selections are to be made at Design Studio and from Vendor's standard samples.
3. Variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Presentation Centre, Model Homes and Design Studio may vary from those displayed and available at time of colour selection. Variations in uniformity and colour from Vendor's samples may occur in finished materials, kitchen and vanity cabinets and floor and wall finishes due to manufacturing processes.
4. Drop ceilings, bulkheads and modified walls may be modified to accommodate mechanical systems, where required.
5. The number of steps at front and rear may vary from that shown according to grading conditions and municipal requirements.
6. There may be models on specific lots (such as corner lots or lots with upgraded elevations) requiring architectural changes and special treatments.
7. Vendor reserves the right to substitute materials of equal or better quality without notice, subject to availability at the time of construction. All selections on finishes from Vendor's samples, sizes, and specifications are subject to change without notice.

<sup>1</sup> Driveways will be completed after approximately 2-full seasonal cycles.



# The *Plus* Factor

## Customer Service & Our Immersive Design Studio Experience

At Camcos Living, exceptional service is not just a goal — it's our way of being. Our Experience+ and Care+ teams are committed to surpassing expectations and evolving to meet your needs. "Plus" signifies our relentless pursuit of innovation, continuous improvement, and commitment to delivering extraordinary experiences.

DesignStudio+ is Camcos' immersive design studio experience. With an array of personalized interior design choices, our team of in-house experts provides the guidance you need to help you create a home that is entirely your own.



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# HARMONY

The art of smarter living



### Advanced Technology

Google smart home features include Nest thermostats, video doorbells, and the flexibility to expand according to your needs. These technologies provide enhanced convenience, energy efficiency, and security for modern homeowners.



### Sustainable Practices

LED lighting, smart home systems, high-efficiency HVAC systems, and water-efficient fixtures are just a few features that collectively contribute to a more sustainable and eco-friendly living environment.



### Energy Efficient Solutions

ENERGY STAR-certified homes, ensuring reduced energy consumption, lower utility bills, and a greener footprint for environmentally conscious homeowners.



### Building Resilience

With products like Alliance Lintel Wrap and NaturaSeal Air Barrier, homeowners can ensure enhanced durability, weather resistance, and long-term home protection.

At Camcos Living, we believe that smarter living goes beyond the latest tech gadgets. It encompasses an integrated approach that prioritizes comfort, convenience, and sustainability. Harmony is our suite of integrated building products and practices that seamlessly blend cutting-edge technology, energy-efficient solutions, building resilience, and advanced sustainable

This exclusive collection of intelligent systems and products culminates in "Homes, Smarter Built" — designed to optimize comfort, convenience, and functionality. Every home we design is rigorously examined to ensure a balanced approach that brings our home features into perfect harmony while delivering maximum value. Harmony is not just a solution, it's a philosophy. It embodies thoughtful design, modern advancements, and our core values to enhance life today and for years to come.





# Camcos Living

Building With Passion and Integrity

Camcos Living is a fully integrated homebuilder with over 80 years of combined experience. Our founders have constructed hundreds of communities across Ontario, and our in-house expertise spans all aspects of real estate development and homebuilding.

Our portfolio includes diverse communities and products, from boutique mid-rise condominiums to luxury townhomes and single-detached master-planned communities in the GTA's most coveted real estate markets.

At Camcos, our team operates with a unified vision and a steadfast set of values. Our customers are at the forefront of everything we do, guiding our dedication to excellence, innovation, and value. We operate with integrity and to enhance the broader community where we build. With every home, we strive to elevate the quality of life for those who trust us with one of life's most significant investments.



*Life,* BETTER BUILT.™





CAMCOS  
L I V I N G