



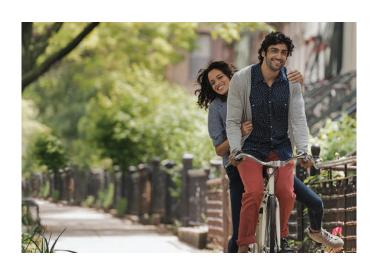
Three Cities, One Community in

BRAM BRAM

At the crossroads of Brampton, Vaughan and Toronto, a modern urban community invites you to inspired living. Nestled in nature. Rooted in values. Enriched with amenities. Where your family can live, grow and thrive. Close to everything, far from ordinary.

Welcome to *CLAIREVILLE* URBAN TOWNS.

A prime location, located just off of Queen Street in an established Brampton neighbourhood, Claireville offers a fresh new beginning in a popular setting. A close-knit community of exquisitely built 1-storey, 2-storey and Bungalow-style Townhomes with 1, 2 & 3 bedroom layouts. This is modern urban living the way you love it – fresh, modern & stylish.



Fresh, Modern &







Beautiful landscaping with trees, bushes and foliage provide a green backdrop to the sleek, modern Townhomes.

A distinctive façade with clean lines, wide square windows and generous use of glass gives it a strong contemporary appeal.

Your community is a vibrant urban oasis.

at the Centre of It All



The perfect **HOME** in the perfect **PLACE**



A MASTER-PLANNED Community

Welcome to an intimate collection of 197
Urban Towns master-planned with beautiful landscaping. Courtyard and open space invite you to mingle with *neighbours* and foster a sense of community. Secure underground parking means less cluttered streets and your vehicle is safe from the elements all year round.

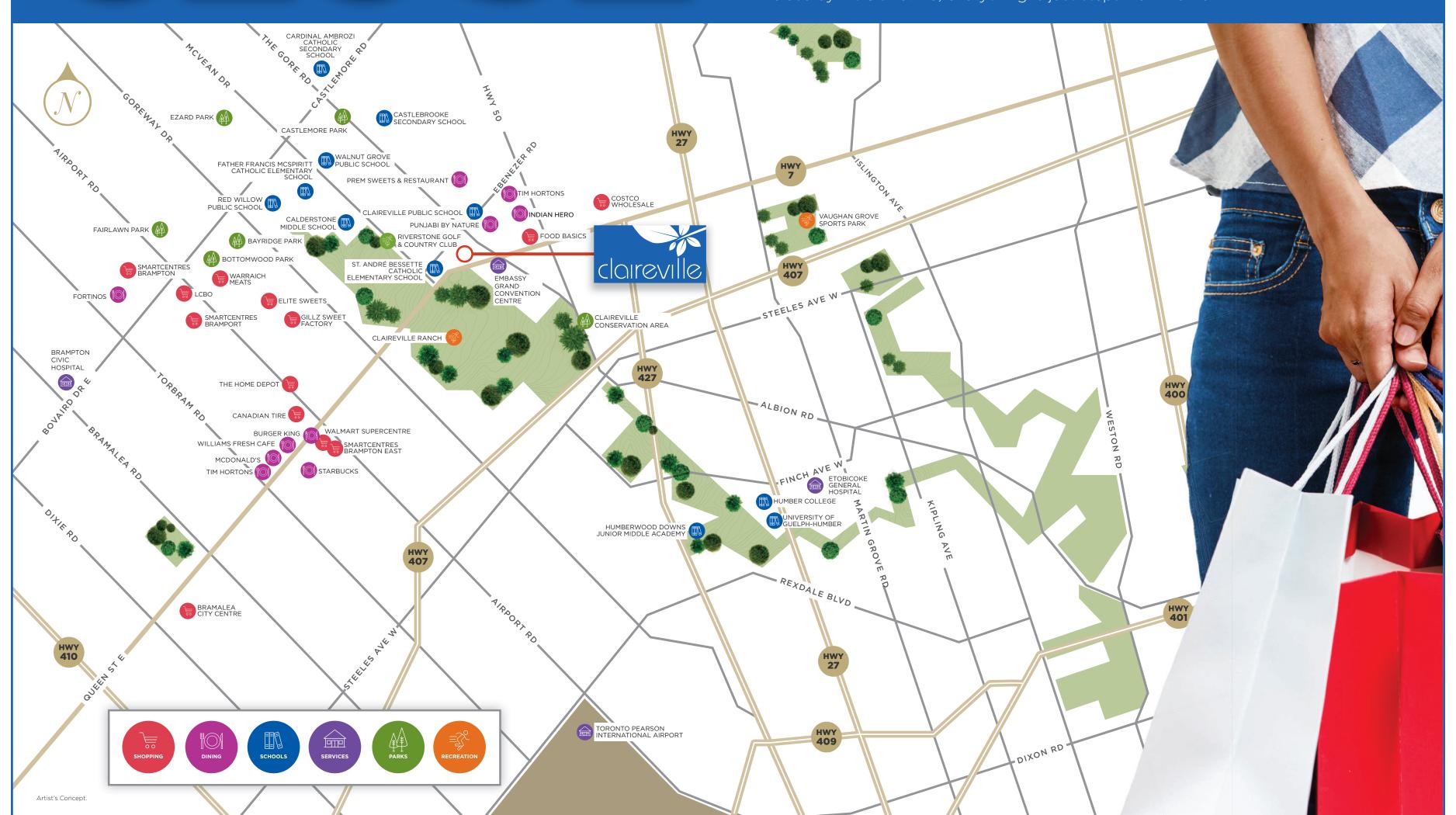






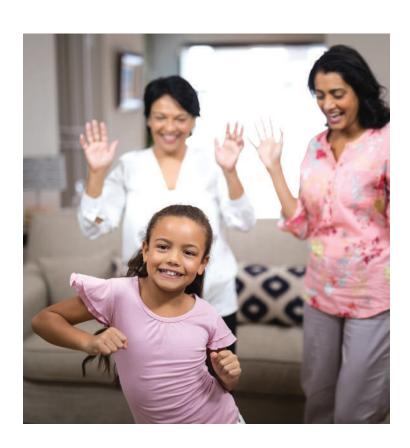
Live STEPS from Everything

Live in an amenity-rich neighbourhood with diverse choices to shop, dine, play, learn and entertain. Queen Street boasts with shops, cafés and restaurants. There are great schools, parks and daycares nearby. Escape to nature at the 850-acre *Claireville* Conservation Area. Live fully connected with Highways 7, 407 and 427 close by. At *Claireville*, everything is just steps from home.





Designed for dynamic modern living, Claireville offers spacious floor plans with clean open concept interiors that are a perfect fusion of form and function. 1-storey and bungalow-style units range in size from 495 - 1,285 sq. ft. while 2-storey units offer 1,028 - 1,480 sq. ft. of inspired living space with every square inch put to optimum use. All units (as per plan) are accessible via an elevator starting from the underground parking level to the 3rd level.



Designed to Suit Your Needs

SECTIONAL VIEWS



BLOCK **1**, **2**, **3** & **4** IA **2**C **2**D MODELS







BLOCK 5 2A 2A2 2C 2D MODELS



BLOCK 6, 7 & 8 2C 2D MODELS





WELCOME TO OUTDOOR LIVING









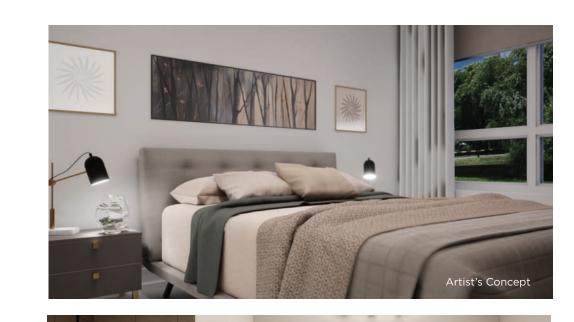


NTERIORS

Come home to interiors that are bright, spacious and airy. Large windows provide natural light throughout the home. A premium collection of features and finishes offers you a sophisticated lifestyle with oversize living and entertaining areas, luxurious bedrooms, and more.



At Claireville, you can unwind. With its relaxing condominium lifestyle, you can enjoy the accessibility with elevators from the underground parking, no shovelling show, no cutting the grass, and no worries about security. That peace of mind continues with the superior engineering and construction of your new home whose solid structure makes it superior to wood, with a safer fire rating, and minimal noise between units and common areas.











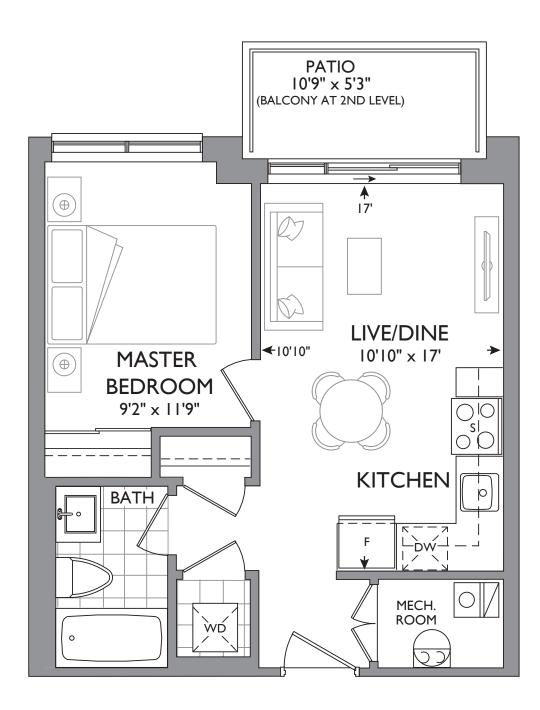


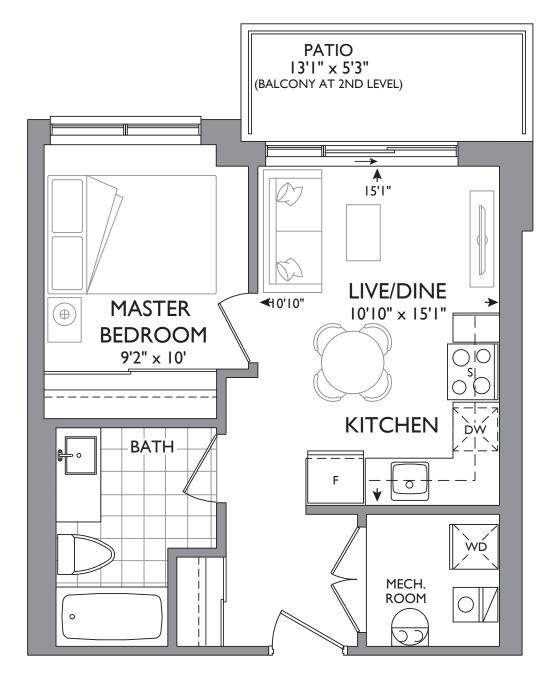
HAZEL

1 BEDROOM | 1 BATH

495 - 513 SQ FT

PLUS APPROXIMATELY 56 SQ FT PATIO/BALCONY AREA



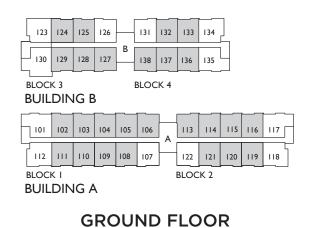


HAZEL



510 SQ FT

PLUS APPROXIMATELY 65 SQ FT PATIO/ BALCONY AREA



223	224	225	226	\square	231	232	233	234	_			
230	229	228	227	В	238	237	236	235				
BLOCK 3 BLOCK 4 BUILDING B												
201	202	203	204	205	206	A	213	214	215	216	217	
212	211	210	209	208	207	\vdash	222	221	220	219	218	
BLOCK 1 BLOCK 2 BUILDING A										_		

SECOND FLOOR

| 123 | 124 | 125 | 126 | B | 131 | 132 | 133 | 134 | | 130 | 129 | 128 | 127 | B | 138 | 137 | 136 | 135 | | 136 | 135 | | 136 | 135 | | 137 | 136 | 135 | | 138 | 137 | 136 | 135 | | 138 | 137 | 136 | 135 | | 138 | 137 | 136 | 135 | | 138 | 137 | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | 135 | | 136 | | 135 | | 136 | | 135 | | 136 | | 136 | | 136 | | 135 | | 136 | | 135 | | 136 | | 135 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136 | | 136

223	224	225	226	H	231	232	233	234			
230	229	228	227	B 	238	237	236	235			
BLOCK 3 BLOCK 4 BUILDING B											
201	202	203	204	205	206	A	213	214	215	216	217
212	211	210	209	208	207	brack	222	221	220	219	218
BLOCK 1 BLOCK 2 BUILDING A											

GROUND FLOOR

SECOND FLOOR





in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.



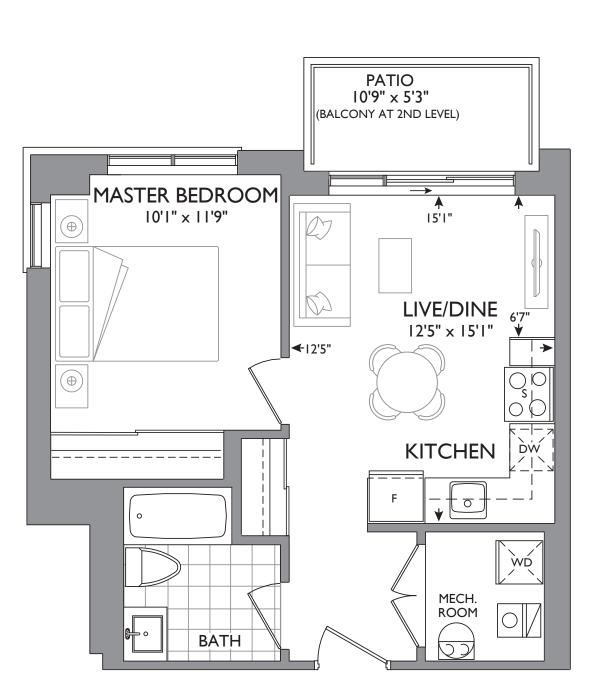


HEATHER

1B(a)
1BEDROOM | 1BATH

560 SQ FT

PLUS APPROXIMATELY 56 SQ FT PATIO/BALCONY AREA



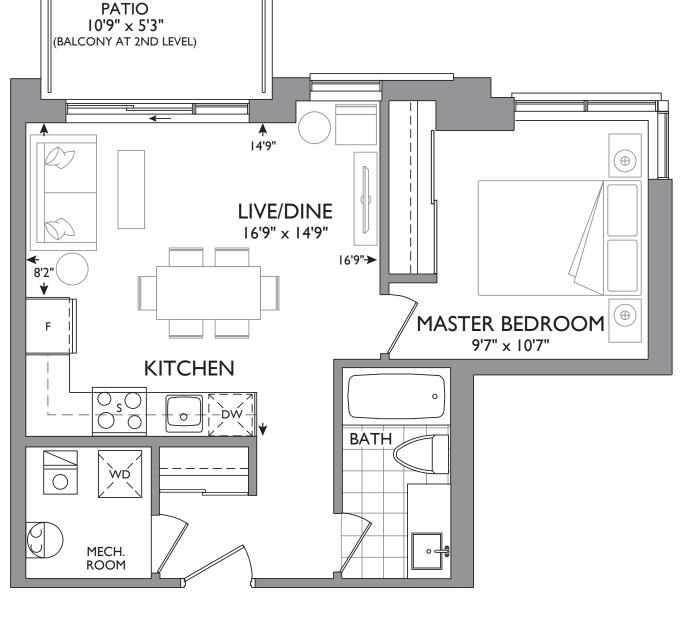


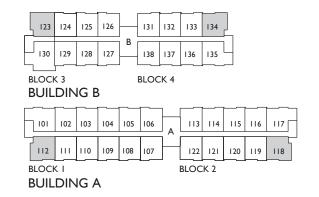
HONEYSUCKLE



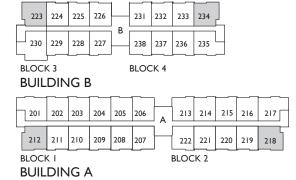
625 SQ FT

PLUS APPROXIMATELY 56 SQ FT PATIO/ BALCONY AREA

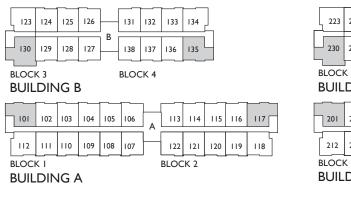




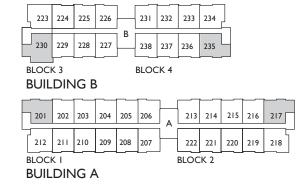
GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



SECOND FLOOR







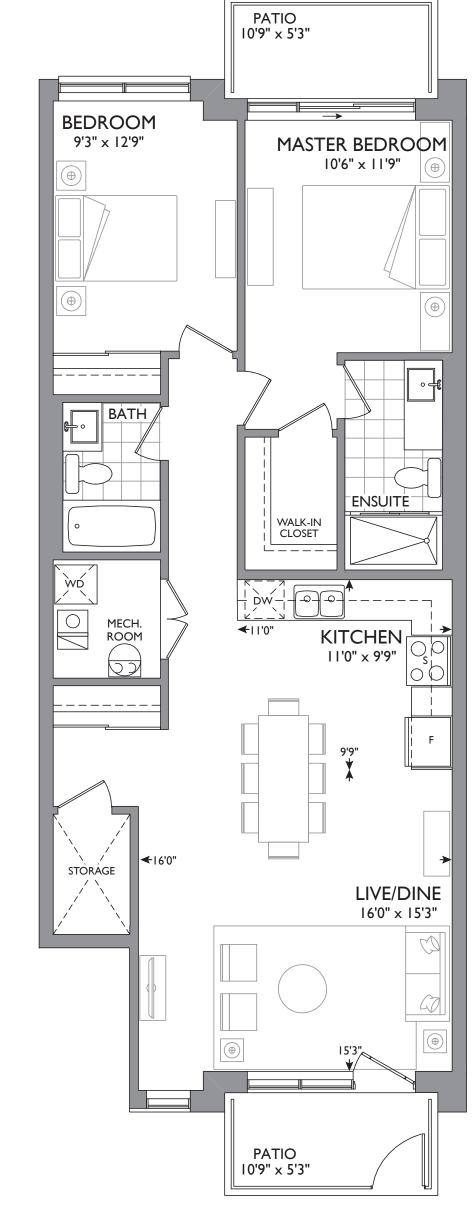
BLUE ASH

2A

2 BEDROOM | 2 BATH

1057-1095 SQ FT

PLUS APPROXIMATELY 56 SQ FT PATIO AREA



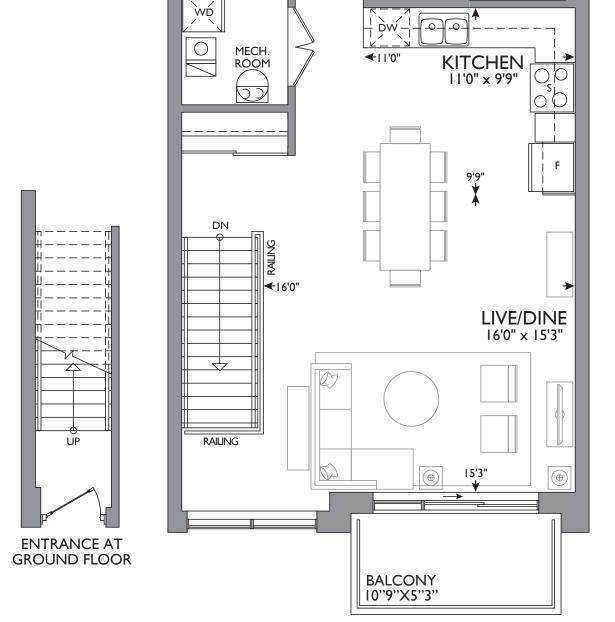




2A2 2 BEDROOM | 2 BATH

1115-1150 SQ FT

PLUS APPROXIMATELY 56 SQ FT BALCONY AREA



BEDROOM

9'3" x 12'9"

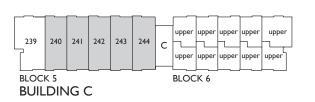
BATH

MASTER BEDROOM

10'6" x 11'9"

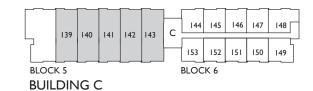
ENSUITE

WALK-IN CLOSET



SECOND FLOOR





GROUND FLOOR





HEMLOCK

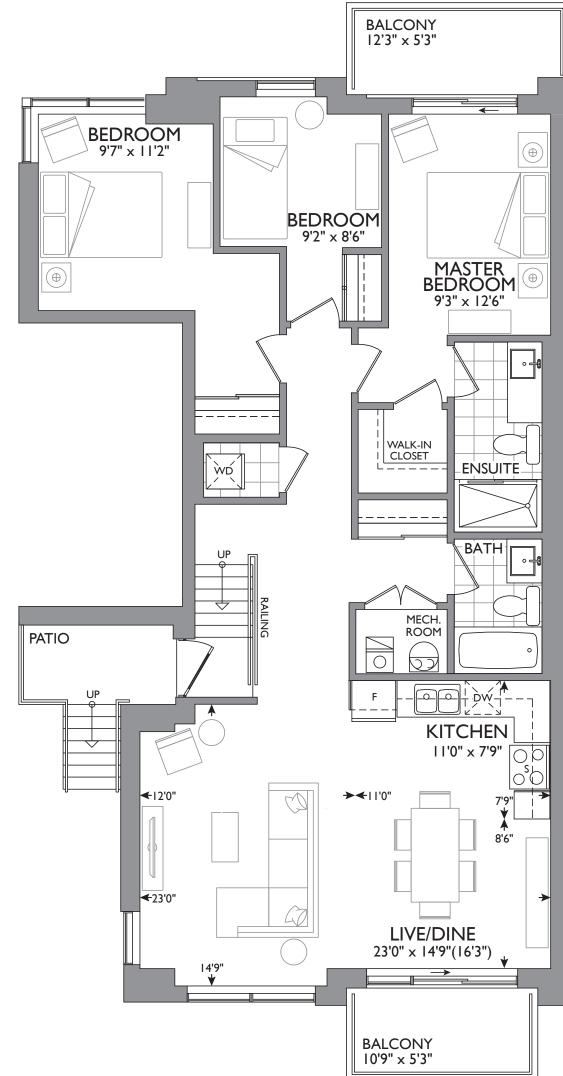
2A4

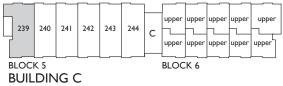
3 BEDROOM | 2 BATH

1285 SQ FT

PLUS APPROXIMATELY 120 SQ FT BALCONY AREA

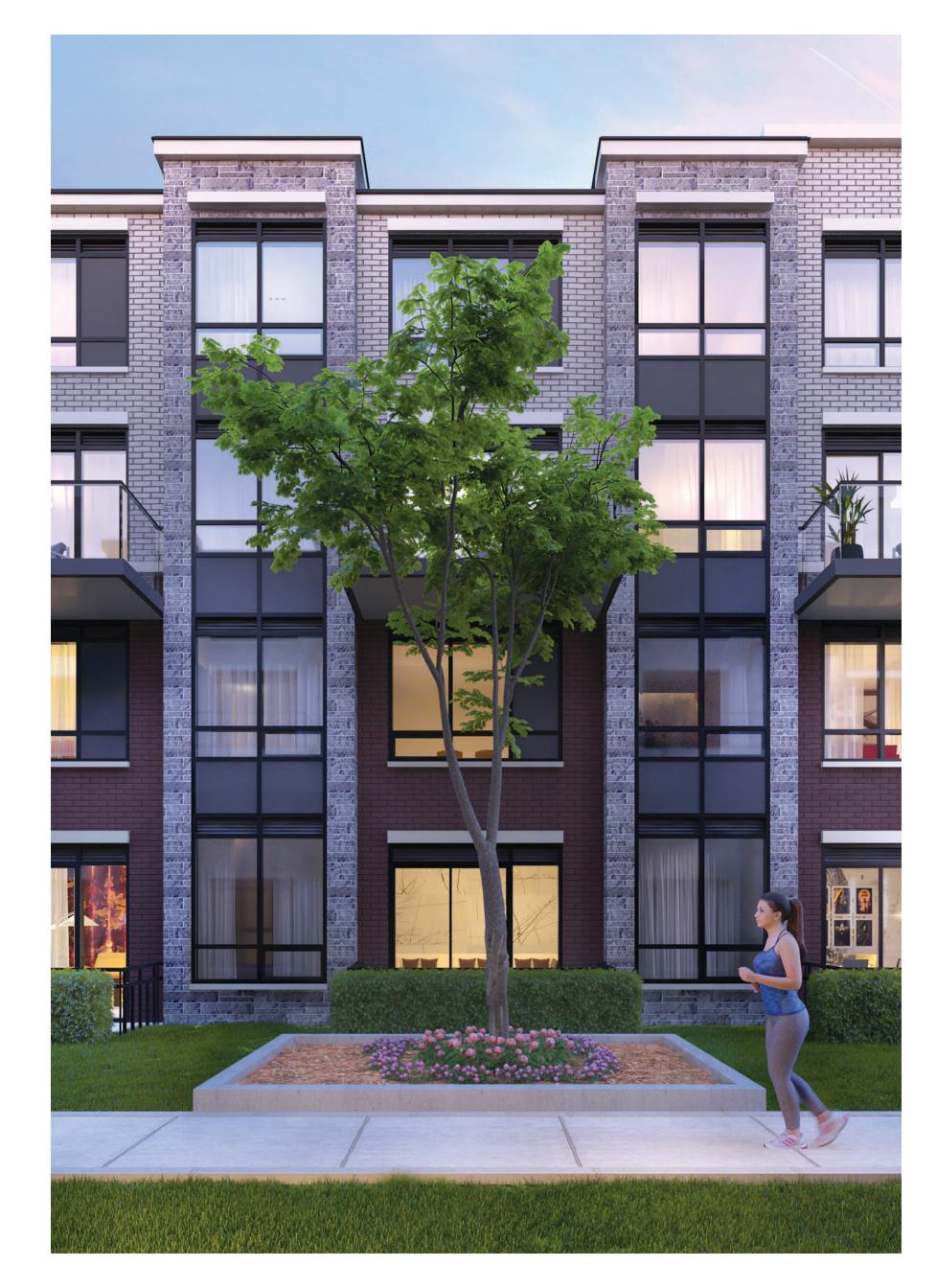
Second Floor





SECOND FLOOR







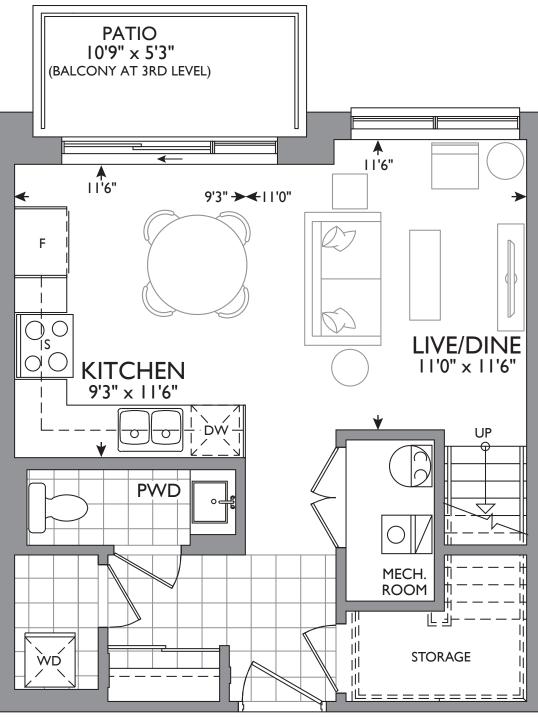
HOLLY

2C

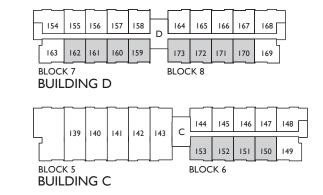
2 BEDROOM | 2.5 BATH

1028-1065 SQ FT

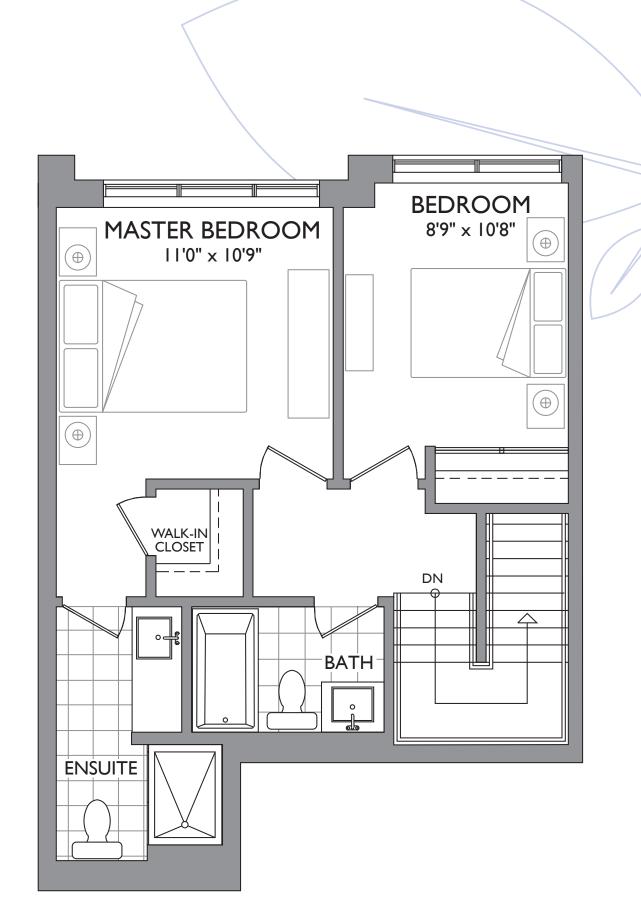
PLUS APPROXIMATELY 56 SQ FT PATIO/BALCONY AREA



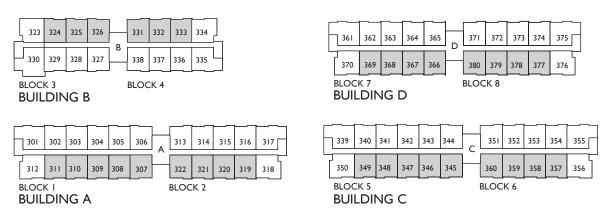
LOWER LEVEL



GROUND FLOOR



UPPER LEVEL



THIRD FLOOR



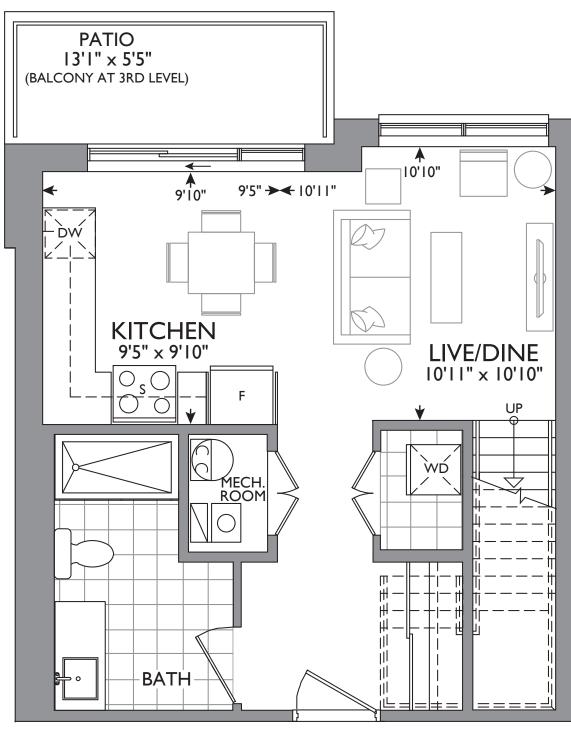


HOLLY

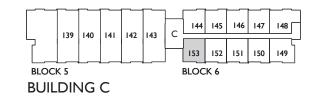
2C(b) 2 BEDROOM | 3 BATH

1042 SQ FT

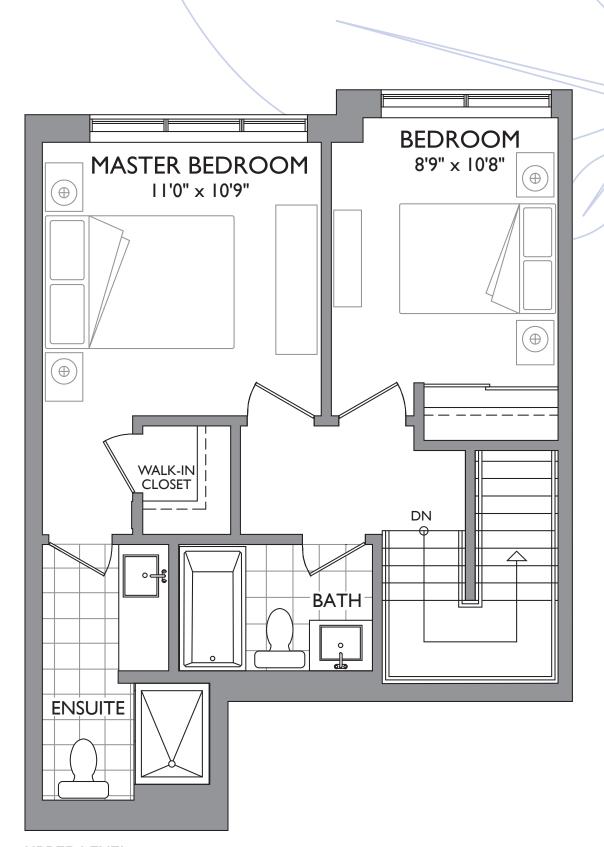
PLUS APPROXIMATELY 65 SQ FT PATIO/BALCONY AREA



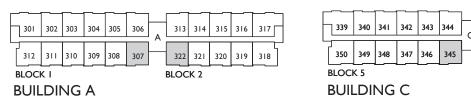
LOWER LEVEL



GROUND FLOOR



UPPER LEVEL



THIRD FLOOR



351 352 353 354 355

360 359 358 357 356



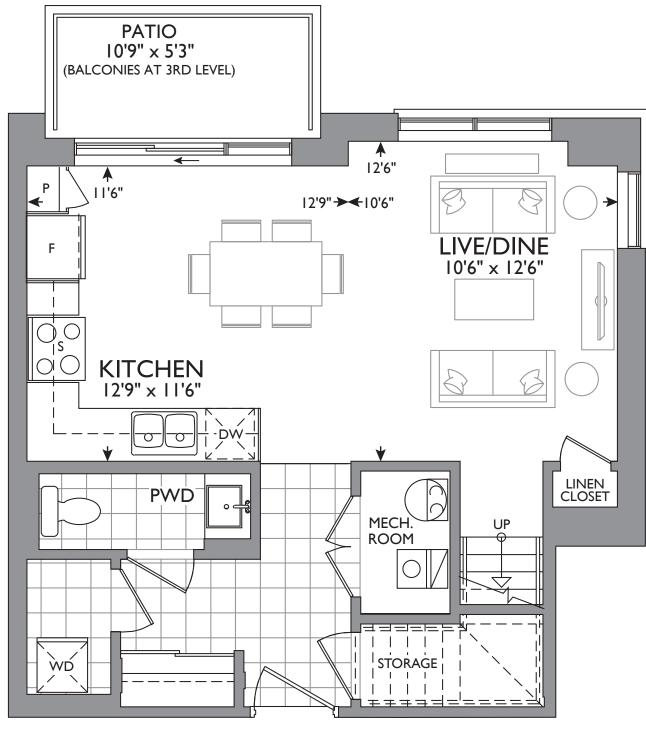
MAGNOLIA

2C1

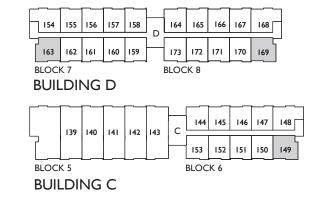
2 BEDROOM | 2.5 BATH

1162 SQ FT

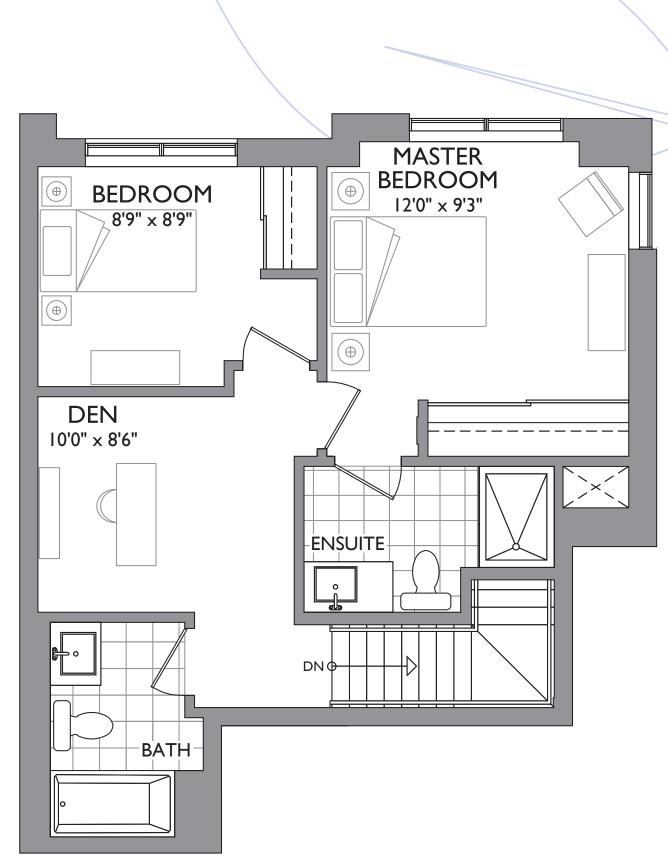
PLUS APPROXIMATELY 56 SQ FT PATIO/BALCONY AREA



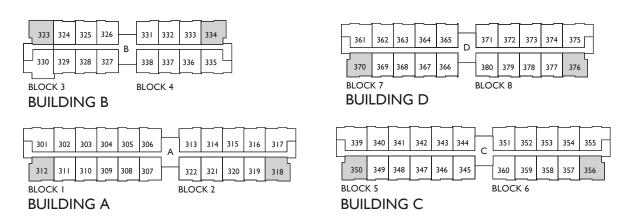
LOWER LEVEL



GROUND FLOOR



UPPER LEVEL



THIRD FLOOR





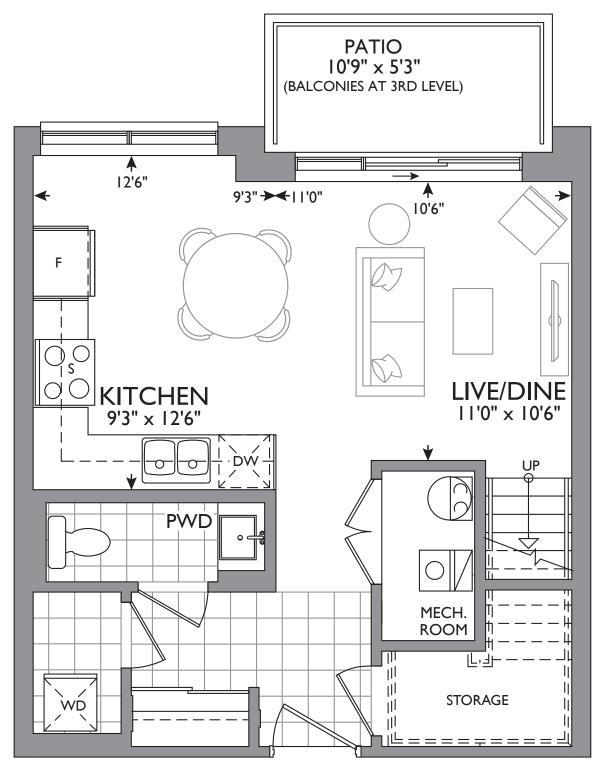
RED PINE

2D

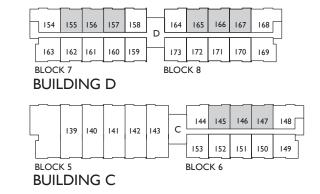
2 BEDROOM | 2.5 BATH

1060 SQ FT

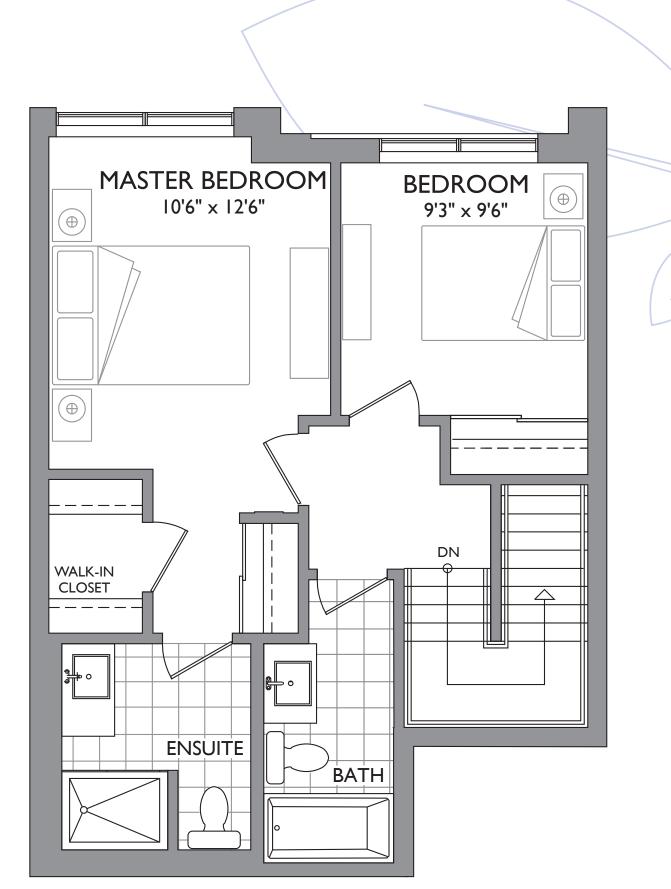
PLUS APPROXIMATELY 56 SQ FT PATIO/BALCONY AREA



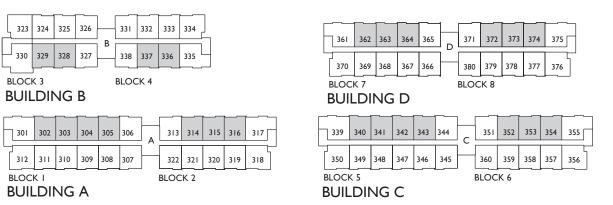
LOWER LEVEL



GROUND FLOOR



UPPER LEVEL



THIRD FLOOR





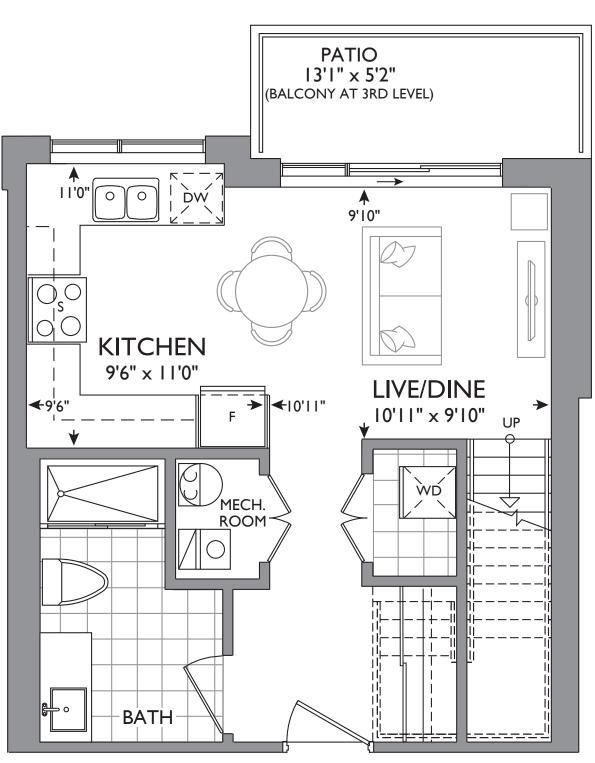
RED PINE



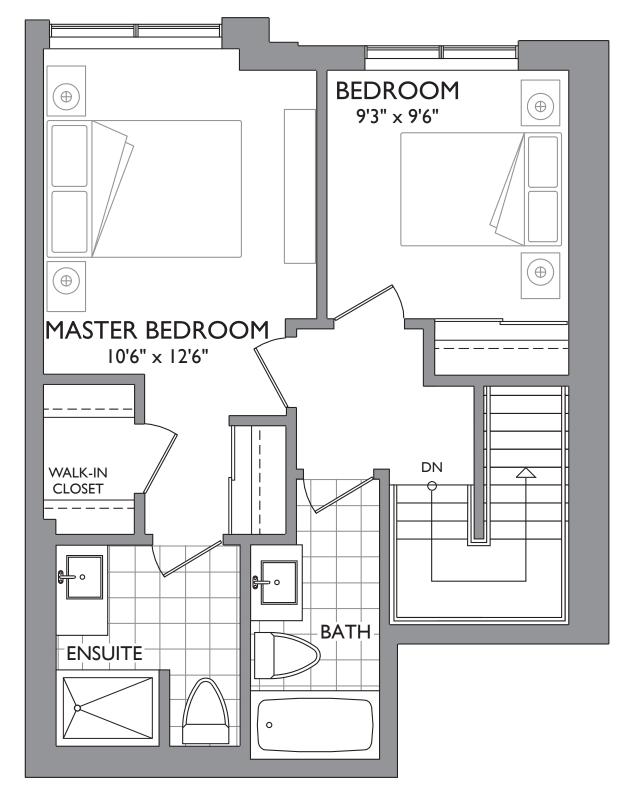
2 BEDROOM | 3 BATH

1095 SQ FT

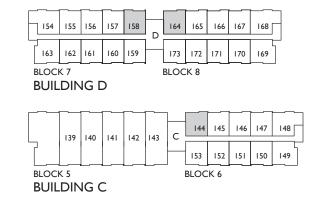
PLUS APPROXIMATELY 65 SQ FT PATIO/BALCONY AREA



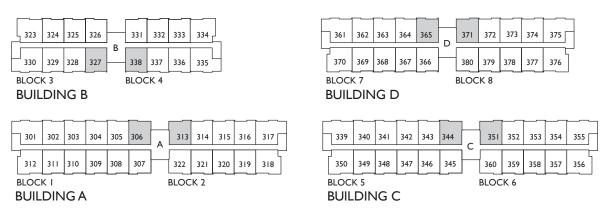
LOWER LEVEL



UPPER LEVEL



GROUND FLOOR



THIRD FLOOR



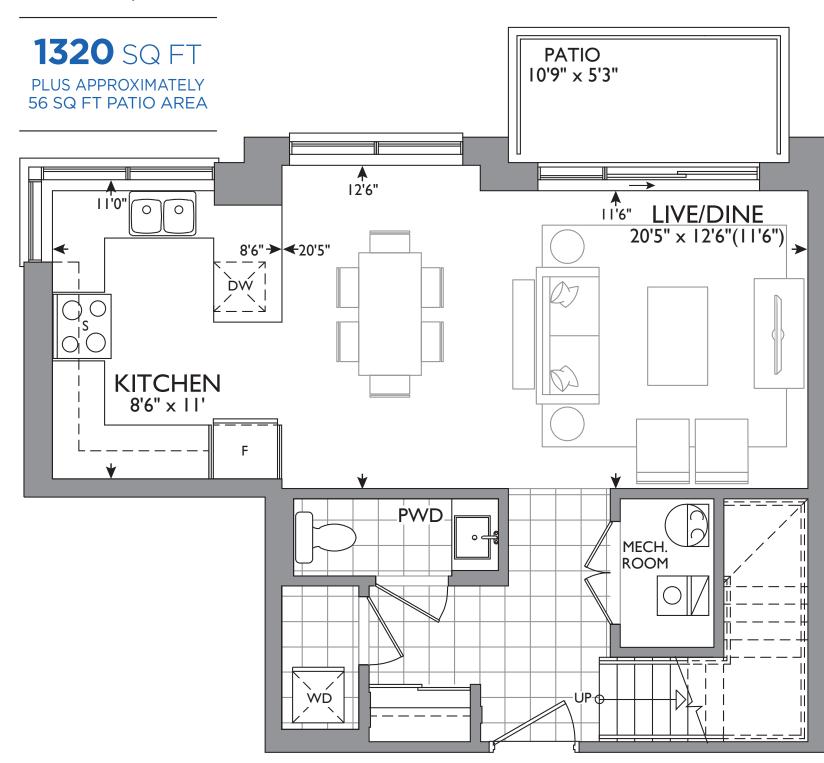




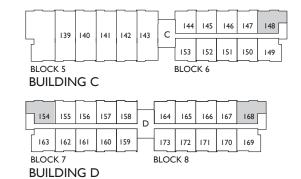
WEEPING WILLOW

2D1

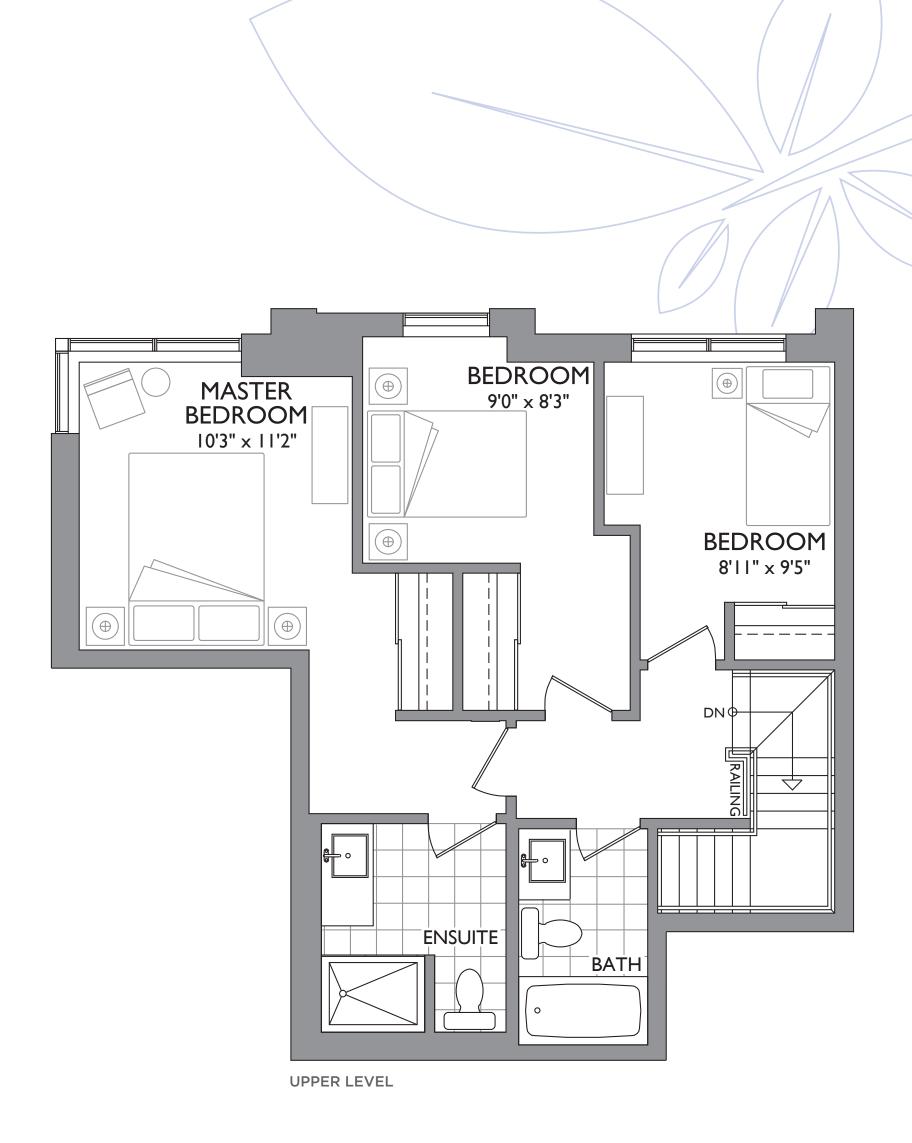
3 BEDROOM | 2.5 BATH



LOWER LEVEL



GROUND FLOOR

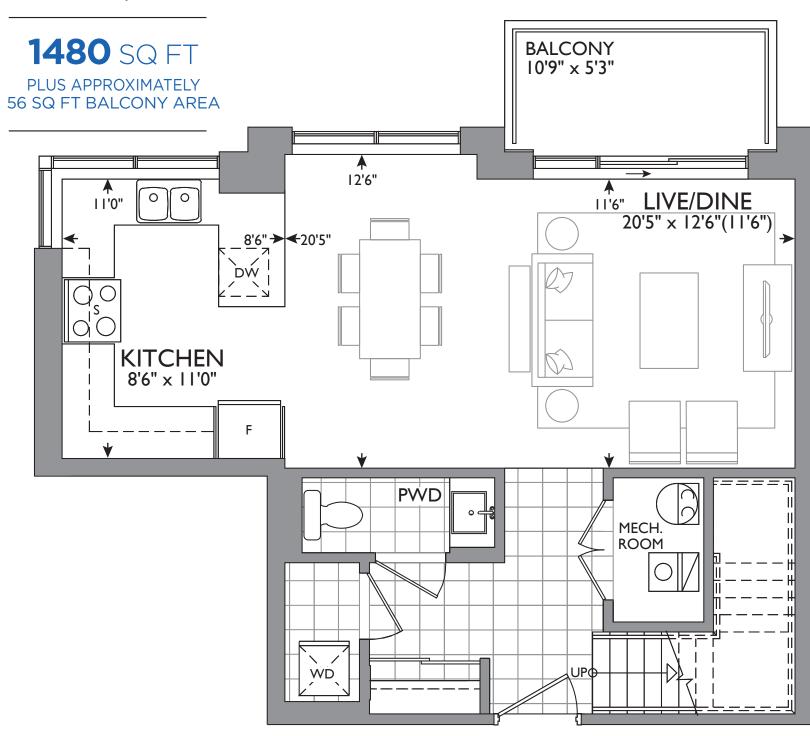




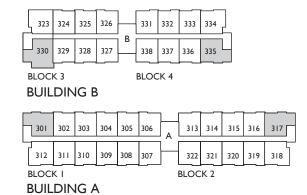


WINTER GREEN





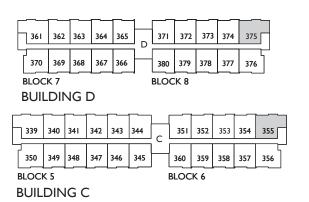
LOWER LEVEL



THIRD FLOOR



UPPER LEVEL





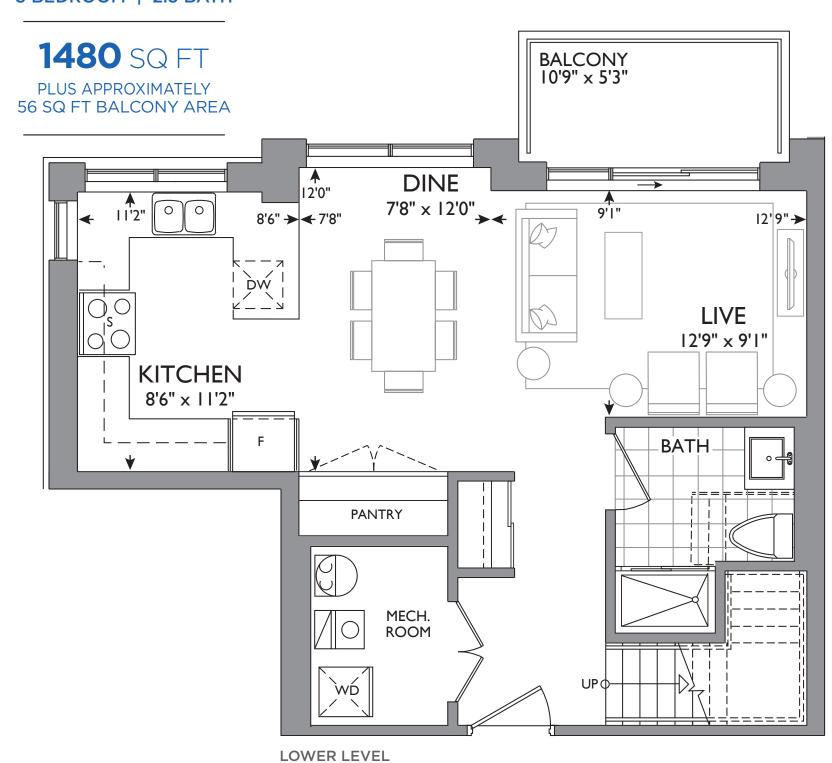
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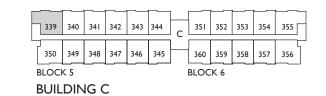


WINTER GREEN

2D2(a)

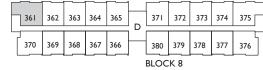
3 BEDROOM | 2.5 BATH





THIRD FLOOR





BUILDING D











KITCHEN

- Quality designed cabinetry with full depth fridge upper cabinet
- Quartz 3/4" square edge counter top
- Topmount double stainless steel ledgeback sink with single lever shut-off faucet
- Ceramic tile kitchen backsplash
- Brand name Energy Star rated refrigerator with stainless steel finish
- Brand name Energy Star slide-in electric range with stainless steel finish
- Brand name Energy Star rated built-in dishwasher with stainless steel finish
- Brand name combination microwave/hood fan with stainless steel finish

BATHROOMS

- Quality designed vanity cabinets, including powder room
- Quartz 3/4" square edge vanity counter top with 3" quartz backsplash and sidesplash
- Undermount square basin(s)
- Chrome single lever faucet with pop-up drain for all vanity basins and bathtubs
- Chrome finish pressure balance valve for bathtub & shower faucets.
- Polished edge plate mirror over vanity
- 13" x 13" ceramic/porcelain tile for bathroom floors with matching tile baseboard
- 8" x 10" ceramic wall tile for bathtub or shower enclosure (no ceiling tiles)
- Framed glass shower slider door(s) in master ensuite, as per plan, as per builder's samples and specifications
- Waterproof ceiling pot light in shower enclosure in master ensuite
- Exhaust fan in bathrooms vented to exterior
- Chrome plated towel bar and paper holder
- Privacy lock on bathroom doors
- White bathroom fixtures including shower pans where applicable, as per plan
- Dual flush one-piece toilet

LAUNDRY AREA

- In suite laundry closet/area with Energy Star rated stacked white brand name front loading washer and ventless dryer
- 13" x 13" white ceramic floor complete with matching tile baseboard
- Mechanical room with painted floors and floor drain

SECURITY & COMFORT

- Security access to building entrance and underground parking garage
- Individual suite hydro and water meter to each unit
- Forced air hydronic air handler and combo dual purpose water heater as per plan
- Energy Efficient Low E Thermal Glazed aluminum framed windows
- Combination smoke/carbon monoxide detectors to all units, as per OBC

INTERIOR SUITE FINISHES

- Approximate 9' ceiling height excluding bulkheads and required drop ceilings, as per plan
- Approximate 8' ceiling height excluding bulkheads and required drop ceilings on 2nd level for the 2-storey models, as per plan
- Classic smooth ceilings with flat latex paint finish throughout, as per plan
- Carrera (2-panel hollow core) style interior doors
- Decorative satin nickel lever door handles with 3" nickel hinges on all interior doors
- 4 1/4" baseboards with 2 1/4" door casings
- White semi-gloss latex paint to all doors and trim work
- Natural solid oak stair treads with natural oak handrail with metal pickets, as per plan. (Painted wood veneer riser and stringer, as per plan) Stair landings to be completed with 7 1/2" laminate engineered flooring. (as per plan)
- Mirror sliding doors at front entry closets, as per plan.
- Metal framed white hardboard 2-panel slider doors on all bedrooms closets, as per plan
- Walk-in closets (as per plan)
- White coated (one level) wire shelving in all closets
- White flat latex paint to all walls & ceilings
- Sliding glass door with screen, to exterior balcony, patio, as per plan

FLOORING

- 7 1/2" wide plank laminate flooring (choice of colour) with acoustic underlay in living area, kitchen and hallway (according to plan)
- High quality 40 oz. broadloom (1 colour) in bedrooms with mould resistant underpad
- Upgraded 13" x 13" ceramic/porcelain floor tiles in foyer (as per plan)

ELECTRICAL FEATURES

- Ceiling light fixture in living/dining areas, bedrooms, dens & hallways as per plan
- Ceiling light fixture in kitchen work area, as per plan
- Electrical outlet(s) at kitchen countertop, as per plan
- Wall fixture in bathrooms, as applicable
- 100 AMP service with automatic circuit breaker panel
- Pre-wired cable/internet outlet in living area, bedroom(s) and den as per plan
- Telephone outlet in kitchen
- Decora switches and outlets

PATIO & BALCONIES

- Ground floor patio complete with decorative pavers
- Weatherproof exterior electrical outlet on patio/balcony, as per plan and specifications, as per OBC

BUILDING FEATURES & AMENITIES

- Upscale concrete structure with underground parking complemented with master-planned community based on the area's Urban Design Guidelines
- Modern 4-storey building design with balconies/patios and glass/ aluminum railings (as per architectural drawing)

- Pre-selected brick colour package pre co-ordinated and architecturally controlled
- Underground parking for residents (one space assigned by vendor per unit)
- Above ground visitor parking
- Separate individual wire meshed storage locker (one assigned by vendor per unit)
- Lobby areas with elevator access and tri-sorter garbage chute access as applicable, as per plan
- Elevator access from underground parking to main lobby and applicable floors, as per plan
- Community parkette
- "Smart" boxes at vestibule entrances to accept parcel deliveries
- Video surveillance cameras on garage level, lobby areas, elevator cab interiors, exterior entry points, and site streetscaped areas
- * All features and finishes where Purchaser(s) are given option to select the style and/or colour shall be from Vendor's predetermined standard selections
- * Features and finishes, specifications and choice of Vendor's samples are subject to availability and may be changed without notice.

 All dimensions, if any, are approximate. Wall locations are approximate and walls, or portions of walls, may be furred out, or have a vertical box installed altered to accommodate structural and/or mechanical requirements. Plans and specifications are subject to change without notice. Some features may vary by suite design. E. & O. E.



Superior Features. Exceptional



CROWNING ACHIEVEMENTS FOR OVER 40 Years

oyal Pine Homes was founded by Frank Carogioiello 40 years ago with a dream of creating affordable luxury homes without compromising comfort, quality or beauty. Frank and his sons, Steve & Alfonzo, are dedicated to setting new standards of excellence with every single home they build.

Royal Pine is proud to have brought their vision of quality home building to everyone from first-time buyers to the most discerning luxury estate buyers in over 8,000 homes across 50 communities in the GTA. From Capo di Monte in Vaughan to Hampton Place in Stouffville, the company has also earned wide acclaim for their extraordinary boutique condominiums and signature

Customers remain proud of their Royal Pine homes and deeply appreciate the quality and efforts invested in the attention of detail and design. In fact, many of Royal Pine's current homebuyers come from families who have been buying from the company for several generations.

Over the years, standards of living have changed, climate & environment have changed and building codes have advanced. Whatever changes may come, Royal Pine strives to continually raise the bar and surpass all expectations.

The difference is in the innovation, technology and hands-on experience. From our family to yours, we invite you to visit our website, our sales offices and our decor center to see, feel and experience the difference.



















