

# HUMMINGBIRD

1-Bed, 1-Bath 588 Sq. Ft.

Starting at \$235,800



**HUMMINGBIRD**, a truly unique avian. The only bird that can fly forward, backward and maintain a consistent position for an extended period of time using its rapidly beating wings.

This is not an offering for sale. Such an offering can only be made with a Disclosure Statement. E&OE. The developer reserves the right to make modifications to building design, specification, features and floorplans. All illustrations and renderings are artistic representations only and are subject to change.



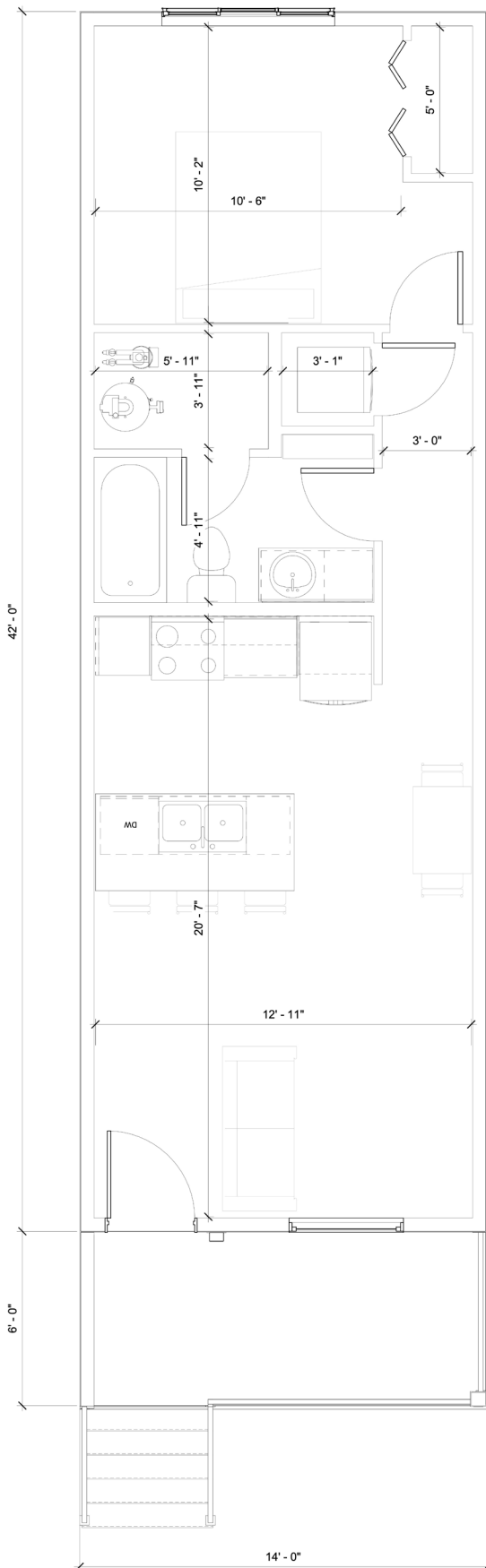
**WOODLAND**  
CRAFTED HOMES

# HUMMINGBIRD

1-Bed, 1-Bath | 588 Sqft

Covered Patio | 84 Sqft

Optional Storage | 8 x 14 x 2



## DESIGN

The Hummingbird is designed for singles, couples and students. With 560 square feet of living space, there is room for entertaining in the kitchen, lounging in the living room and dining at the table.

Situated in the centre of the living room is an oversized south facing skylight designed to maximize natural light. This open concept 1 bedroom home is sure to impress.

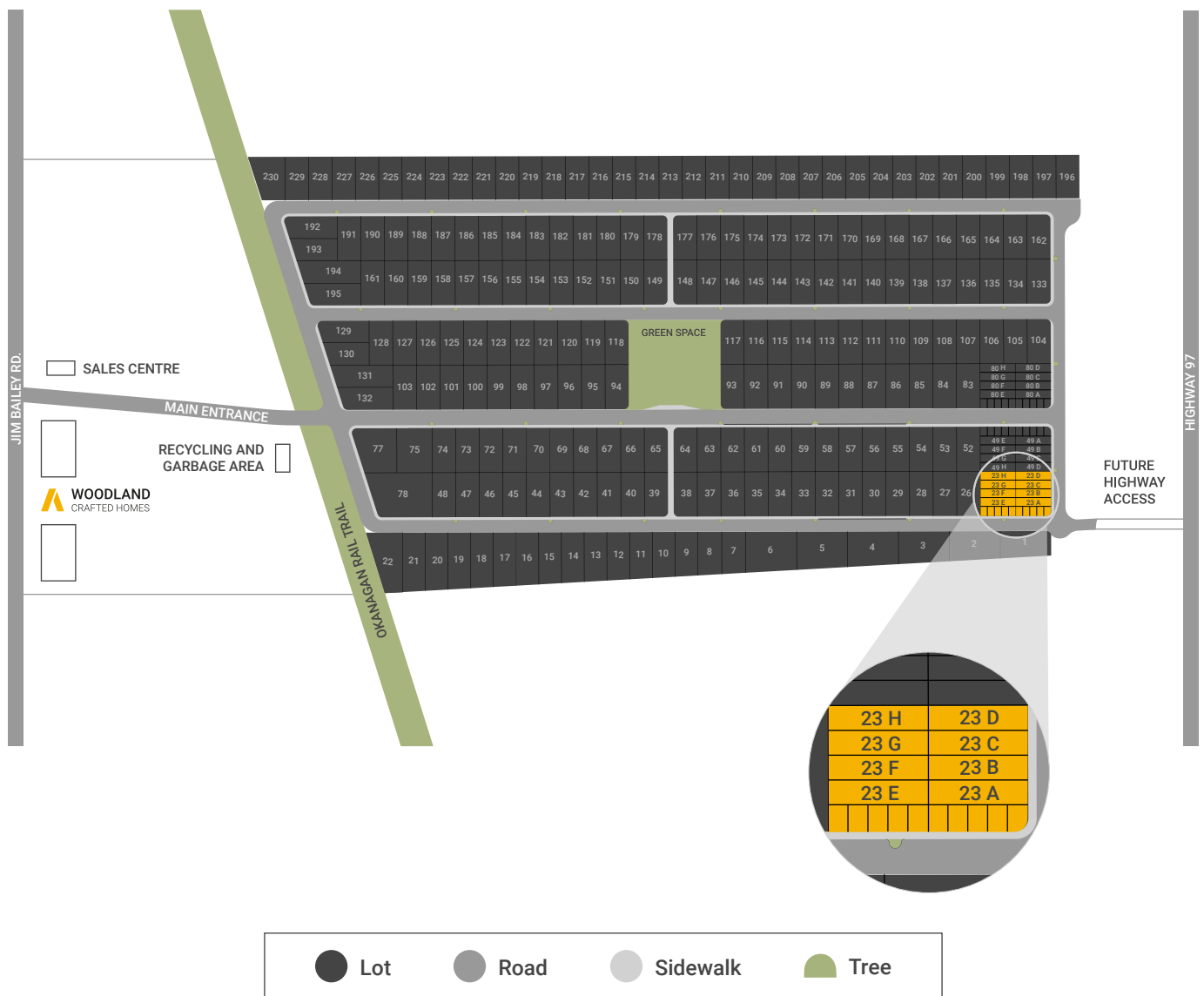
## FEATURES

- 1,304 sqft lot size
- 325 sqft front yard, 220 sqft of side yard
- Comes with one paved parking spot + visitor parking
- Built in privacy wall on front patio
- 30 inch fridge included, option to upgrade to french doors
- 4 piece bathroom, 5 foot tub / shower combination
- Large bedroom with space for a king bed
- Work space / desk space in bedroom
- Storage space in mechanical room when upgrading to on demand hot water system
- Maintenance / land use fee of \$275 / month

The rendered model and floorplan shown are subject to change, final floor plan to be included in Sales Contract.



# DEER MEADOWS ESTATES LOT LAYOUT





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# STANDARD FEATURES

## HUMMINGBIRD

### Construction Standards

- 2x6 exterior walls
- 2x4 interior walls
- 2x12 floor joists
- CSA certified pier foundation on concrete strip footings
- NovaWrap exterior building paper
- Fiberglass insulation
- Flat ceiling R40 / floor R31/ walls R22
- ½" Gyproc walls with square drywall corners
- Painted flat ceilings throughout
- White windows, PVC double pane, with screens
- Black front windows outside, white inside, PVC double pane, with screens
- Black 36" Vista Grande front door & white 36" flush side door, PVC in fiberglass

### Modern Exterior Features

- 9" side eaves
- Black soffit, fascia & gutters
- Low-maintenance cement board
- Asphalt driveway
- Front yard landscaping includes various combinations of plants, rock, sod, and irrigation to be installed at the developers discretion

### Comfortable Interior Features

- 3-1/2" square baseboard, installed in lintel style
- 2-1/2" square trim around windows and doors
- Ceiling, trims & doors primed & painted two coats
- Interior walls primed & painted two coats
- White switches and electrical outlets
- LED pot lighting, 3000K throughout, interior & exterior
- Ceiling light fixtures in bedrooms & bathrooms
- Waterproof vinyl plank click flooring in all rooms
- White Lincoln interior doors
- Lever style door handles with square base
- White wire shelving in closets
- Window meeting egress code in each bedroom
- Carbon monoxide/smoke detectors in each bedroom and living space

## Modern Kitchen Features

- 30" stainless steel range
- 30" stainless steel microwave/hood fan combination with exterior exhaust
- 30" stainless steel refrigerator
- 24" stainless steel dishwasher
- Double bowl stainless steel sink
- Brushed nickel, single lever faucet with sprayer
- 36" lower cabinets with melamine boxes, adjustable shelves and melamine panels
- Brushed nickel or matte black cabinet handles
- Soft-close hardware on all cabinets and drawers
- Laminate flat lay self-edge countertops
- 3x6 white subway tile backsplash

## Contemporary Bathroom Features

- Quiet tech main bathroom fan
- 5' bathtub with smooth vinyl walls
- Skirted toilets for easy cleaning
- White porcelain sink with single lever faucet
- Bathroom accessories set
- 32" lower cabinets in melamine boxes, adjustable shelves and melamine panels
- Brushed nickel or matte black cabinet handles
- Soft-close hardware on all cabinets and drawers
- Full size mirror
- Laminate flat lay self-edge countertops with white subway tile backsplash

## Mechanical & Laundry Room Features

- 40 GAL hot water tank
- Culligan Medallist Plus® Iron-OX5™ water filter
- 100 AMP electric service panel
- Rough-in for stackable washer/dryer
- Main water shut-off valve beside hot water tank

## Warranty Coverage

- 1 year - all interior and exterior finished items
- 2 years - plumbing, heating and electrical systems
- 5 years - water penetration on exterior building envelope
- 10 years - major structural defects

\*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.



WOODLAND  
CRAFTED HOMES

## HUMMINGBIRD

# OPTIONAL UPGRADES

NOT INCLUDED IN STANDARD FEATURES

### Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops
- Undermount Blanco kitchen sink
- LED lighting strips under upper cabinets
- Additional lower cabinet drawers

\$6,500 +GST

### Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
- Quartz countertops with vessel sink
- Handheld shower kit
- Tiled shower and bathtub walls

\$3,800 +GST

### Flooring Upgrade Package

- Longer and wider Elite laminate flooring
- Wood grain texture
- Click tile laminate in ensuite and main bathroom

\$1,800 +GST

- Carpet in bedroom with 7/16" foam underlay

\$1,100 +GST

### Individual Upgrades

- Blinds dual fabric roller with safety cords \$1,100 +GST
- Quartz countertops in Kitchen and Bathrooms \$5,200 +GST
- Concrete slab under deck for storage use (comes with access hatch) \$3,800 +GST

### Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances
- 30" Smart Slide-in electric range
- 30" microwave/hood fan combo with exterior exhaust
- 30" french door refrigerator and freezer drawer
- 24" dishwasher with 3rd rack and stainless tub
- Front load stackable washer with Load & Go dispenser
- Front load stackable dryer

\$7,500 +GST

### Individual Appliance Upgrades

- On demand tankless water heater \$4,500 +GST
- Under sink water filtration 600 gallons /day \$1,800 +GST
- Gas outlet for BBQ \$1,500 +GST



DEER MEADOWS  
ESTATES

## FREQUENTLY ASKED QUESTIONS

### **When can I buy a home at Deer Meadows Estates?**

Right now! That's right, we are now selling our one bedroom Hummingbird homes with an anticipated late summer move-in timeline.

### **What are the monthly fees?**

When you purchase a home at Deer Meadows Estates, there are monthly fees totalling \$275.00 for Home Site fees & Community Services

### **Are these current price offerings including taxes?**

No, all prices quoted are subject to the applicable taxes as set forth by the federal and provincial government at the time of sale.

### **Are rentals/AirBnb permitted?**

Yes, rentals are permitted. However, you need to make sure that the tenants abide by the same Community Bylaws that you agree to when purchasing your home.

### **What is the minimum down payment?**

You can put down as little as 5%!

### **I own my home, but not the land?**

Yes. It is quite similar to a condominium situation. Typically, in a condo the resident owns what is essentially an apartment; everything structurally inside its walls is theirs. As well, residents share common areas such as hallways, lobbies, elevators and recreational areas with the other owners, and a monthly condo fee is paid to the property owner.

### **How is the long term land lease structured?**

The long term land lease is comprised of a Monthly Home Site Fee to lease the land and a monthly Community Fee to cover common area property maintenance and administration. It is a 49-year land lease registered on the title of a lot in which you have the rights to occupy. Registration generally describes systems by which matters concerning ownership, possession or other rights in land can be recorded (usually with a government agency or department) to provide evidence of title, facilitate transactions and to prevent unlawful dismissal. It provides additional assurance of the rights between Deer Meadows Estates

### **Do I own my home?**

Absolutely! It's very similar to owning your home on a freehold parcel of land. The only difference is that you are not purchasing the lot on which your home sits. It is largely for this reason that homes at Deer Meadows Estates are so affordable. Instead, you are leasing the land from Deer Meadows Estates under the terms of a secure, 49-year lease that ensures you exclusive residential access to the land for the term of the contract.