



THE HEIGHTS OF HARMONY

Single-Family Homes

36' AND 43' COLLECTIONS

36' AND 43' COLLECTIONS

Unique single-family homes designed for you

Available in a variety of architectural styles and sizes, the single-family homes at The Heights of Harmony offer open-concept floorplans featuring quality finishes and sustainable features. The Spruce Collection, available on 36' lots, and The Evergreen Collection, available on 43' lots, fulfill the vision of creating aesthetically pleasing streetscapes in a master-planned community you can call home.



Renderings are artist's impression. E.&O.E.

The Spruce Collection

36' Floorplans

Spruce 1

3 bedrooms | 2.5 baths

ELEVATION A

1,675 sq.ft.

ELEVATION B

1,727 sq.ft.



Spruce 1

36' FLOORPLANS

Spruce 2

4 bedrooms | 2.5 baths

ELEVATION A

2,139 sq.ft.

ELEVATION B

2,189 sq.ft.

ELEVATION D

2,193 sq.ft.

Elevation D
Package 5



Elevation A
Modern Farmhouse Package 5



Elevation B
Package 1



Spruce 2

36' FLOORPLANS

Spruce 3

3 bedrooms | 2.5 baths

ELEVATION A

2,382 sq.ft.

ELEVATION B

2,432 sq.ft.

ELEVATION D

2,428 sq.ft.

Elevation D
Package 2



Elevation A
Modern Farmhouse Package 1



Elevation B
Package 5



Spruce 3

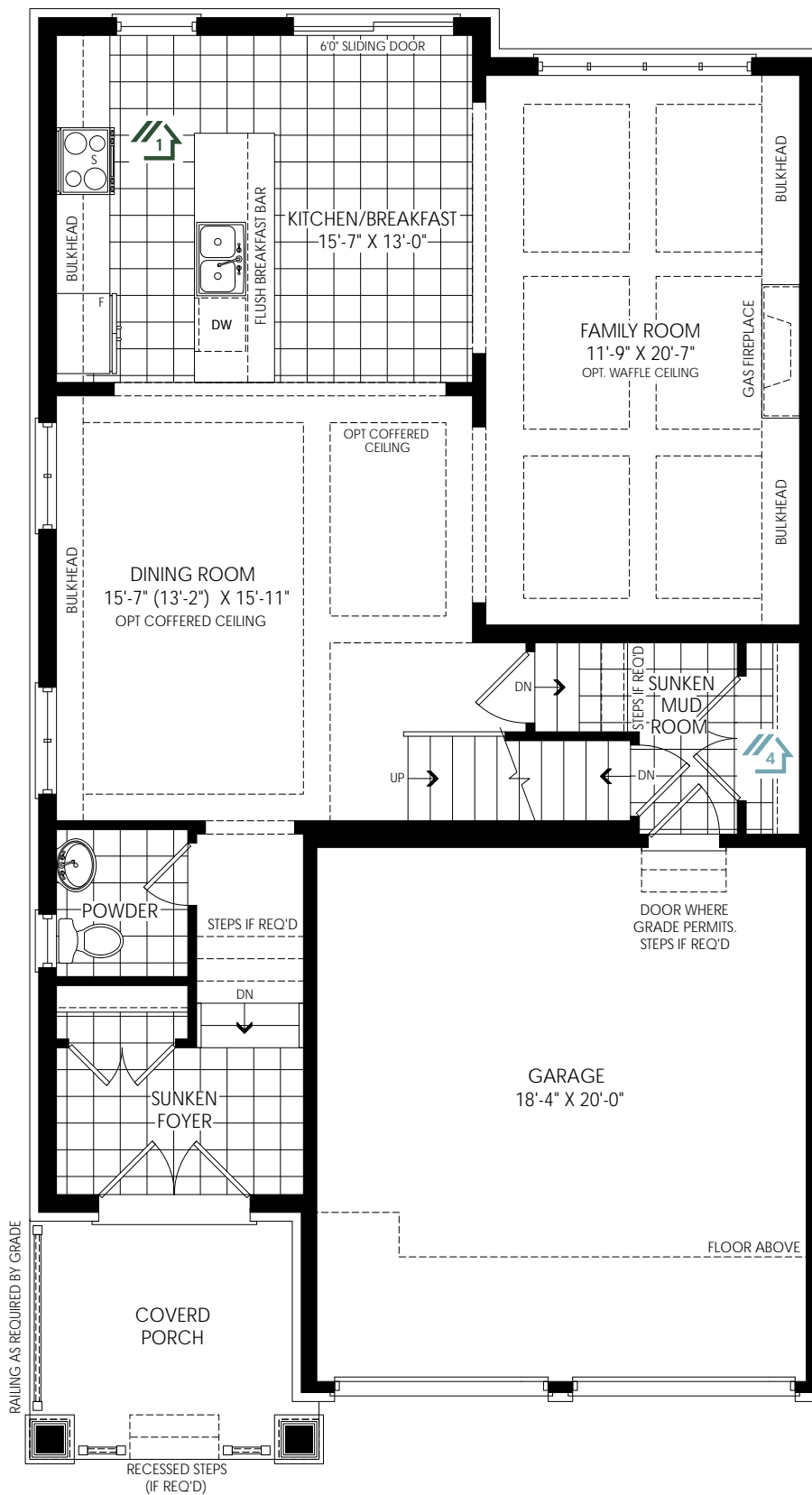
ELEVATION A 2,382 SQ.FT.

3 bedrooms | 2.5 baths

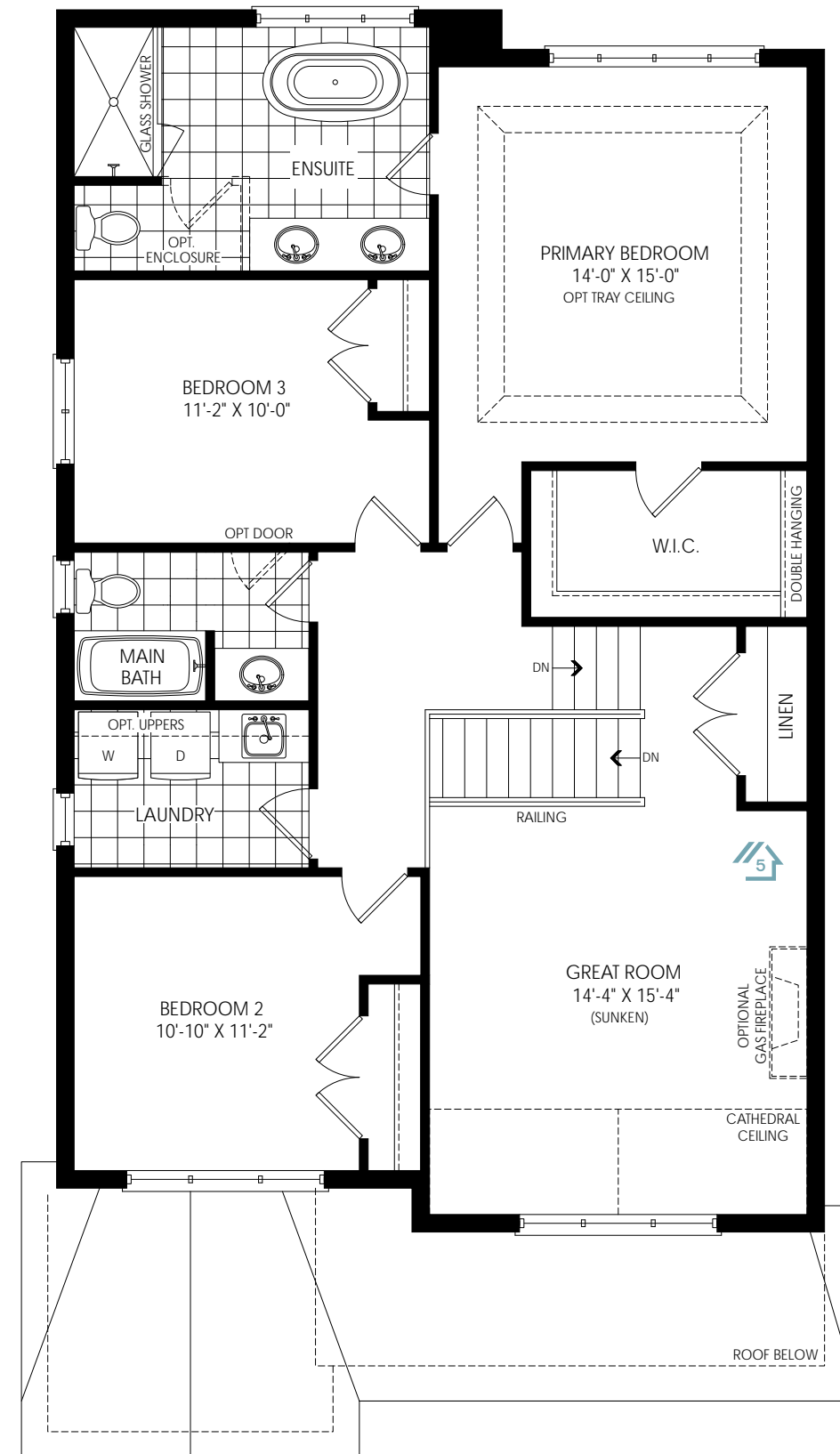
ELEVATION B 2,432 SQ.FT.

3 bedrooms | 2.5 baths

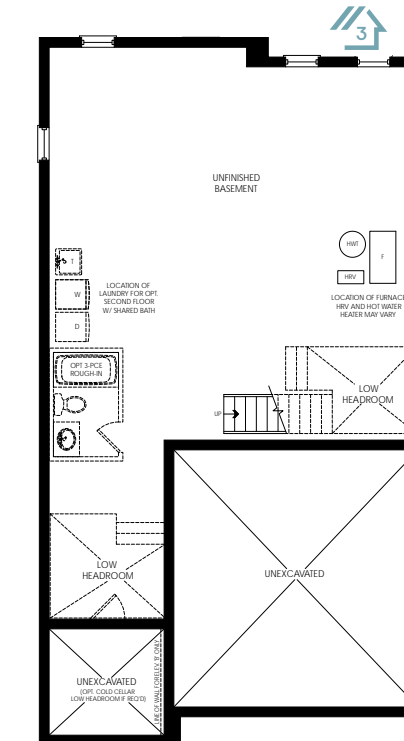
GROUND FLOOR PLAN ELEV. 'A'



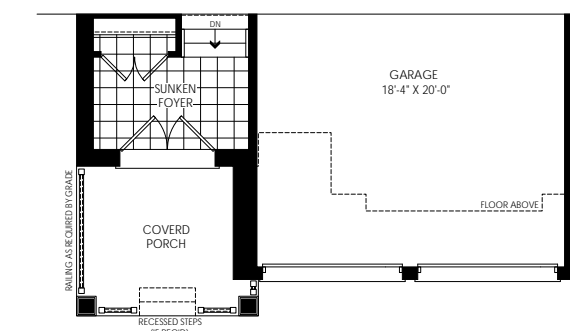
SECOND FLOOR PLAN ELEV. 'A'



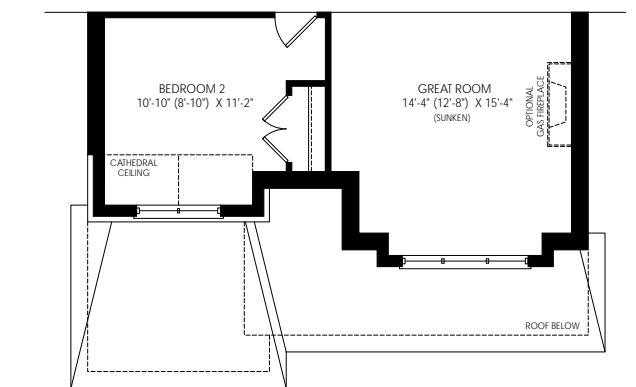
BASEMENT PLAN ELEV. 'A'



PARTIAL GROUND FLOOR PLAN ELEV. 'B'



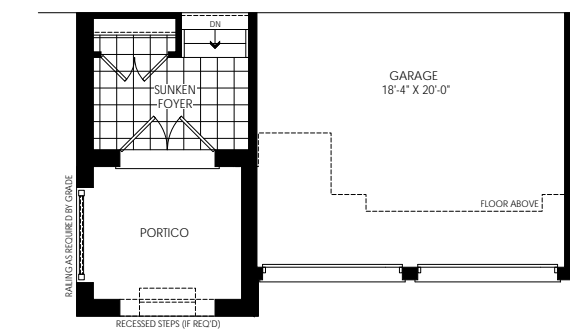
PARTIAL SECOND FLOOR PLAN ELEV. 'B'



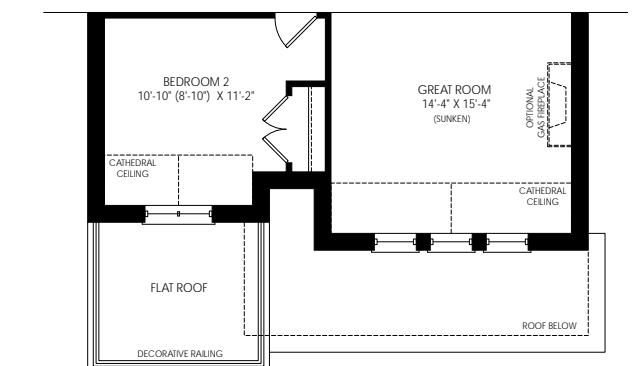
ELEVATION D 2,428 SQ.FT.

3 bedrooms | 2.5 baths

PARTIAL GROUND FLOOR PLAN ELEV. 'D'



PARTIAL SECOND FLOOR PLAN ELEV. 'D'



Flex Plan Option
AVAILABLE AT DECOR CENTRE

Flex Plan Option
AVAILABLE NOW

1. Alternate kitchen
2. Covered terrace
3. Walk-up basement
4. Side door entry
5. Second floor 4th bedroom

Spruce 3

36' FLOORPLANS

Spruce 5

4 bedrooms | 2.5 baths

ELEVATION A

2,737 sq.ft.

ELEVATION B

2,828 sq.ft.

ELEVATION D

2,834 sq.ft.

Elevation D
Package 2



Renderings are artist's impression. E.&O.E.

Elevation A
Modern Farmhouse Package 2



Renderings are artist's impression. E.&O.E.

Elevation B
Package 3



Renderings are artist's impression. E.&O.E.

Spruce 5

36' FLOORPLANS

Spruce 6

4 bedrooms | 3.5 baths

ELEVATION A

2,805 sq.ft.

ELEVATION B

2,863 sq.ft.

ELEVATION D

2,871 sq.ft.

Elevation D
Package 4



Elevation A
Modern Farmhouse Package 1



Elevation B
Package 6



Spruce 6

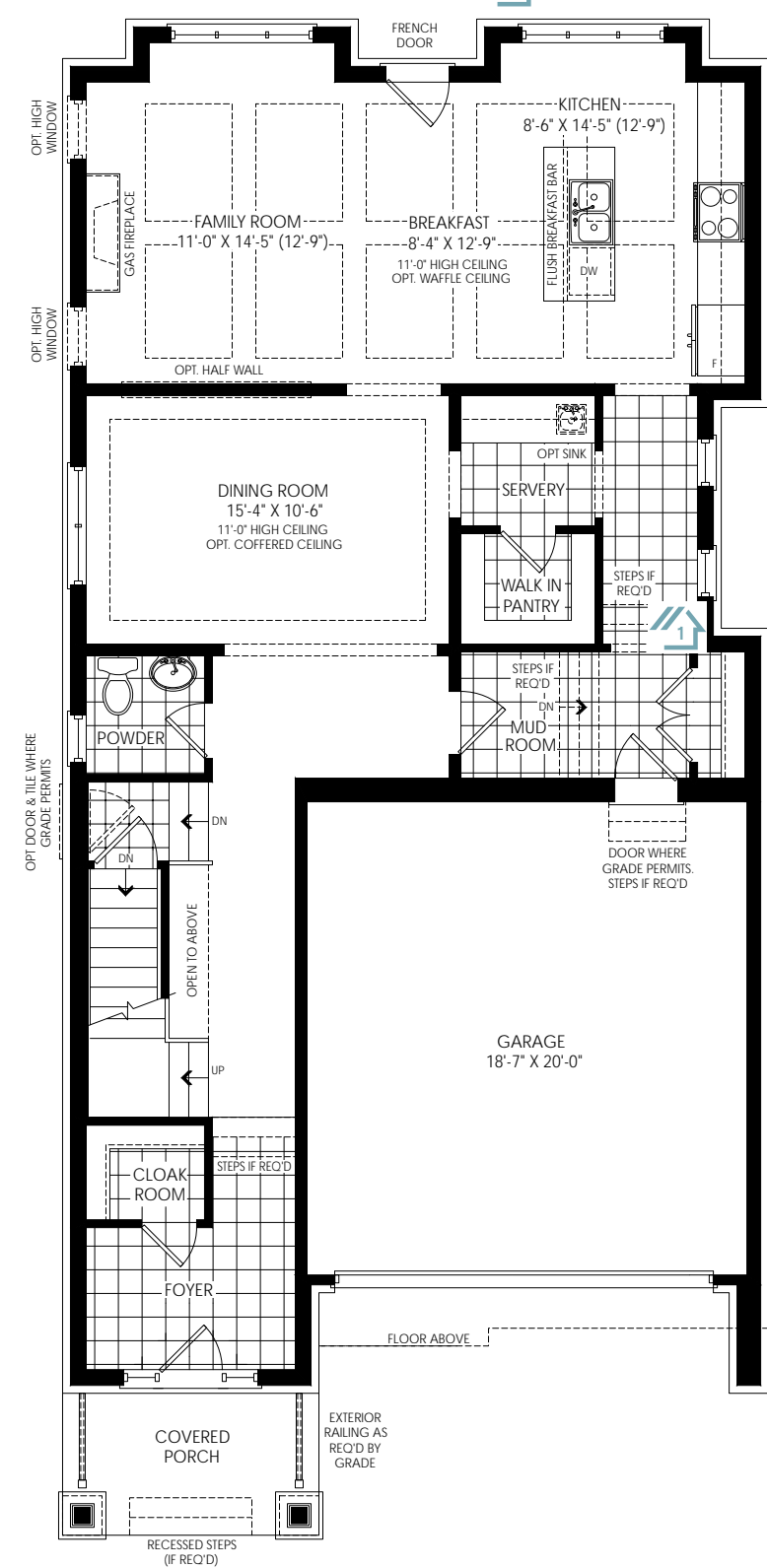
ELEVATION A 2,805 SQ.FT.

4 bedrooms | 3.5 baths

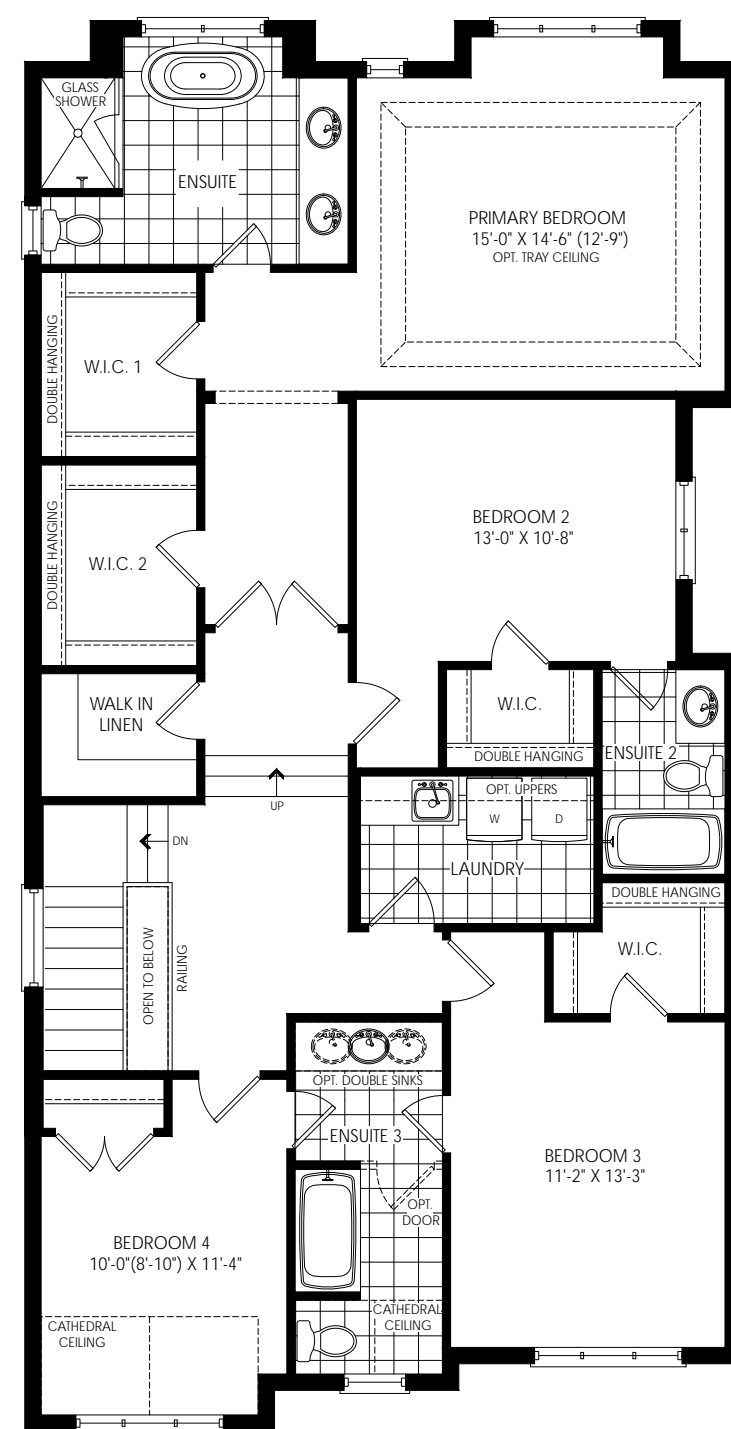
ELEVATION B 2,863 SQ.FT.

4 bedrooms | 3.5 baths

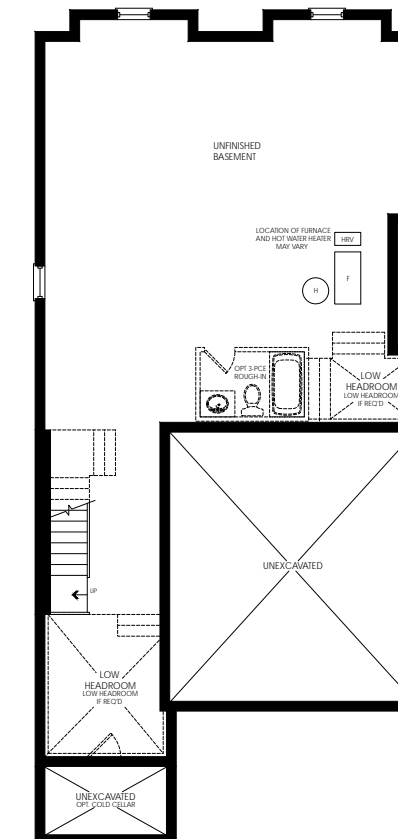
GROUND FLOOR PLAN ELEV. 'A'



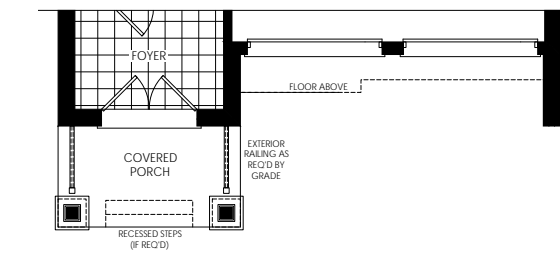
SECOND FLOOR PLAN ELEV. 'A'



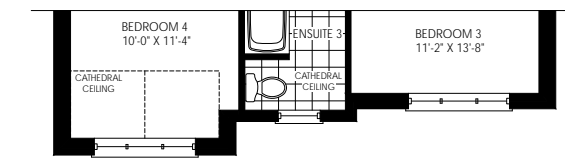
BASEMENT PLAN ELEV. 'A', 'B' & 'D'



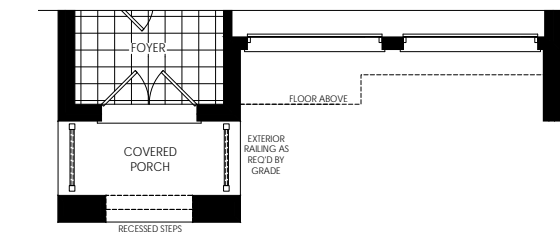
PARTIAL GROUND FLOOR PLAN ELEV. 'B'



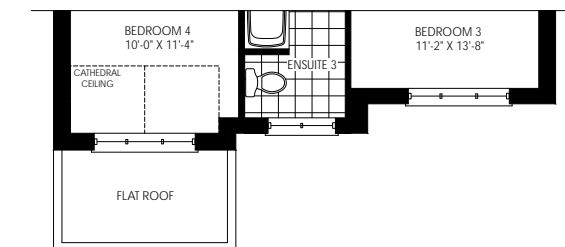
PARTIAL SECOND FLOOR PLAN ELEV. 'B'



PARTIAL GROUND FLOOR PLAN ELEV. 'D'



PARTIAL SECOND FLOOR PLAN ELEV. 'D'



ELEVATION D 2,871 SQ.FT.

4 bedrooms | 3.5 baths

Flex Plan Option AVAILABLE NOW

- 1. Ground floor den
- 2. Covered terrace

Spruce 6

36' FLOORPLANS

The Evergreen Collection

43' Floorplans

Evergreen 3

4 bedrooms | 3.5 baths

ELEVATION A

2,855 sq.ft.

ELEVATION B

2,863 sq.ft.

ELEVATION D

2,846 sq.ft.



Evergreen 3

43' FLOORPLANS

Features & Finishes



36' AND 43' SINGLE-FAMILY HOMES

For more than 65 years, Minto Communities has earned an excellent reputation for building high-quality homes and has created a legacy of building superior communities. As an industry leader, Minto Communities continues to incorporate energy-saving innovations in all of our new homes while providing outstanding floorplans and exterior designs.

ARCHITECTURAL FEATURES

- The Heights of Harmony by Minto Communities features attractive architecturally designed elevations, created to include a mix of exterior material types and varieties as per model plans. All elevations, exterior colours, and materials are architecturally controlled to produce a complementary streetscape.
 - A pleasing mix of architectural styles has inspired the home designs at The Heights of Harmony, including Modern Farmhouse, French Country, Period Revival/Tudor, Craftsman and Canadiana, as per applicable plan.
 - High-quality exterior materials may include a combination of brick, stone, quality siding, durable shingles, decorative columns, frieze boards, etc. as per elevations.
 - Low maintenance pre-finished aluminum soffits, fascia, eavestroughs, and downspouts installed, as per elevation.
 - Self-sealing architectural shingle roof with 25-year warranty.
 - Black coach lamps and/or soffit pot lights to front porch/garage as per model type.
 - Municipal address numbers installed on front elevation.
 - Quality insulated front entry door with a vinyl frame shall receive a satin nickel grip set and smart lock for your family's added security.
 - Premium quality steel insulated sectional roll-up garage door(s) equipped with heavy-duty springs and long-life steel, rust-resistant door hardware.
 - Convenient direct access from garage to home via an insulated metal door complete with safety door closure with Powerbolt deadbolt where shown on plans only, and where grade permits only.
 - Main level ceiling height of approximately nine (9) feet and second level ceiling height of approximately eight (8) feet. Basement ceiling height of approximately eight (8) feet, except where low headroom areas or bulkheads are required for mechanical and electrical services.
 - 100 amp electrical panel with breaker switches.
 - Three (3) exterior electrical outlets are included; one on porch, one in garage, and one at rear of house.
 - Poured concrete foundations include an exterior plastic drainage layer for extra protection.
 - Poured concrete basement floor with floor drain and weeping tiles where applicable.
 - Precast concrete walkway slabs from driveway to front porch.
 - Poured concrete front porches, where applicable, may also receive poured-in-place concrete front steps where required by grading.
 - Asphalt paved base and top-coat driveway to the width of the garage.
 - Two (2) exterior water faucets; one in garage and one at rear of house.
 - Professionally graded and sodded lot per approved grading plans except driveway, front walkway, rear steps, and treed areas, where applicable.
- ### HEALTH, WELLNESS, AND SUSTAINABLE FEATURES
- The homes at The Heights of Harmony are designed to help support physiological and psychological health through the use of natural materials, connections to nature throughout the community, open-concept layouts, and maximized exposure to natural light.
 - Targeting ENERGY STAR® for New homes certification to ensure a highly efficient home that offers increased comfort and quality. Homes shall receive inspections and an airtightness test from a Third Party inspector.
 - Vinyl Low-E Argon coloured casement windows on all elevations, excluding basement windows which will receive sliders, where applicable. Large windows provide maximized natural daylighting throughout the interior living spaces of the home. All operating windows are to receive screens.
 - HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
 - High-performance gas-fired heating system ensures the

home performs efficiently and provides optimal comfort.

- All heating/cooling supply ducts are sealed to promote tight and efficient ductwork, with ducting sized for future air conditioning. Professional duct cleaning included prior to closing.
- High-efficiency MERV 8 air filter.
- High-efficiency hot water heating system (rental).
- LED lighting throughout. Energy-efficient, long-lasting, mercury-free and low maintenance.
- Integrated 18" under counter kitchen waste/recycling station, as per applicable plan.
- Water-efficient plumbing fixtures to provide superior performance and efficiency.
- Empty conduit connection in garage for easier installation of future Electric Vehicle (EV) charging.
- Interior wall surfaces in finished areas are sanded, primed, and finished in high quality, low volatile organic compound (VOC), washable matte paint, helping to improve indoor air quality. Choice of one colour throughout from Minto Communities Level 1 standard selections.
- Superior 2" x 6" exterior walls feature R22 insulation with an additional R5 rigid insulation installed on the exterior, offering strength, stability, and increased thermal comfort.
- Constructed using an engineered floor system that will reduce construction waste, floor squeaks, shrinkage, and twisting, and will provide a more comfortable and quieter home. Landings and sunken areas may be dimensional lumber.
- All windows and doors are installed and sealed with expanded foam and caulked, providing increased thermal comfort.
- Attics feature R60 insulation.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- Full height R20 blanket insulation (approx. 6" above finished floor) on exterior concrete walls in unfinished basements.

SMARTER LIVING FEATURES

- Enercare Smarter Home Essential Package includes:
 - Smarter Home Hub

- Smarter Home Thermostat
- Smarter Home HVAC Performing Monitoring
- Smarter Home Water Leak Sensor
- One (1) Enercare Smarter Home Door Lock
- One (1) Enercare Smarter Home Video Doorbell
- Purchaser allowance of four (4) high-speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of one (1) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB port outlet.
- Spacious walk-in closets offer a double hanging clothes rod, and generous linen closets offer wired shelving, as per applicable plan.
- Rough-in central vacuum system terminating in unfinished areas for future connection.
- Electrical outlet(s) in garage ceiling for future garage door opener(s).

LIVING AND SLEEPING AREA FEATURES

- Smooth ceilings in kitchen, bathrooms, powder room, and finished laundry room; sprayed stipple ceiling with 4" smooth perimeter border in all other areas.
- Choice of ceramic tile from Minto Communities Level 1 selections in foyer, powder room, kitchen, servery, finished laundry room, mudroom, and bathrooms, as per plan. Excludes mechanical and unfinished areas.
- Stained pre-finished oak 2-1/2" strip flooring from Minto Communities Level 2 selections throughout main level, as per plan. Excludes tiled areas.
- Quality 35oz Green-Label+ broadloom in second floor hallways and all bedrooms from Minto Level 1 selections, as per plan.
- Carpeted stairs with stained oak stringers and stained finish oak handrail with choice of stained finish colonial or square style oak pickets and posts.
- Choice of approximately 4" colonial baseboards with approximately 2-3/4" casing from Minto Communities Level 1 standard selections on all windows, doors, closets, and archways throughout, to be painted white.
- Choice of two-panel smooth or roman smooth 6'-8" interior white-painted swing doors from Minto Communities Level 1 selections throughout.
- Interior doors to include satin nickel lever hardware from

Features & Finishes

36' AND 43' SINGLE-FAMILY HOMES

- Minto Communities Level 1 standard selections. Privacy locks included on all bathroom doors and primary bedroom door.
- Sliding glass patio door to rear, complete with screen, as per applicable plan.
- 36" box gas fireplace with a dedicated wall switch, as per applicable plan.
- Heavy-duty 220V electrical outlet provided for laundry dryer, with vent provided to exterior.
- Laundry cabinet with pre-formed, square-edged laminate countertop or plastic white laundry tub, as per applicable plan.
- Light fixtures provided in the kitchen, living room, dining room, den, laundry room, hallways, staircase, all bedrooms, and walk-in closets, as per applicable plan.

LIVING AND KITCHEN FEATURES

- Designer cabinetry including extended upper cabinets (approximately 39" height), a convenient bank of drawers, and flush breakfast bar on kitchen islands, as per applicable plan. Choice of cabinetry finishes and hardware from Minto Communities Level 1 selections.
- Choice of granite countertop from Minto Communities Level 2 selections.
- Choice of backsplash from Minto Communities Level 2 selections
- Double basin undermount stainless steel sink with single lever faucet and convenient pulldown spray.
- Heavy-duty 220V electrical outlet for electric range.

BATHROOM & ENSUITE FEATURES

- Designer cabinetry including a vanity drawer in the primary bedroom ensuite, as per applicable plan. Choice of cabinetry finishes and hardware from Minto Communities Level 1 selections.
- Choice of laminate countertop from Minto Communities standard selections in all bathrooms.
- Mirror above sink in all bathrooms and powder room.
- Chrome bathroom accessories to include towel bar and toilet tissue dispenser.

- Primary bedroom ensuite includes double sinks in vanity, as per plan.
- Primary bedroom ensuite includes a walk-in shower with ceramic wall tile to ceiling height from Minto Communities Level 1 selections, tiled shower base and framed glass enclosure.
- Primary bedroom ensuite includes a luxurious 5' freestanding tub, as per applicable plan.
- Main bath and secondary ensuite include an acrylic soaker tub with ceramic wall tile to ceiling height from Minto Communities Level 1 selections.
- Water-saving single lever faucets, showerheads, and pressure balanced temperature-controlled shower valves included.
- White plumbing fixtures and premium high-efficiency toilets throughout to save water and money on utility bills. Powder room to receive white pedestal sink.
- ENERGY STAR® exhaust fan vented to the exterior in all bathrooms, powder room, and laundry room, as per applicable plan.
- Wall mount light fixture installed above each sink in all bathrooms and powder room.

STANDARD LOT (STD) CONDITIONS

Where standard, typical conditions are applicable, the following features are included:

- Up to 3 precast concrete risers up to the front of the home.
- Up to 3 precast concrete steps from the rear to grade.

LOOKOUT BASEMENT (LOB) CONDITIONS

Where Lookout Basement (LOB) conditions are applicable, the following features are included in the applicative premium:

- Larger rear vinyl Low-E Argon casement basement windows where grade permits (changes to window size will be determined during construction by grade condition).
- Low maintenance pressure treated deck off main floor with steps to grade.
- Additional brick or siding as applicable from concrete foundation at rear.

- NOTE: lookout conditions may alter the location of basement windows.

WALKOUT BASEMENT (WOB) CONDITIONS

Where Walkout Basement (WOB) conditions are, the following features are standard and included:

- Larger rear vinyl Low-E Argon casement basement windows.
- Low maintenance pressure treated deck off main floor.
- Additional brick or siding as applicable from concrete foundation at rear.
- Patio door from basement, directly below matching

door from rear of main level, includes four (4) precast concrete patio slabs.

- Additional rear light to patio door and additional exterior electrical outlet on basement level.
- Relocated exterior water faucet to basement level.
- Grade below the rear deck shall receive stone (where applicable).

Subject to change without notice. E.&O.E. May 2021.



