



Designer Finished Homes

# THE CHARLOTTE

LOT 2-21 | 2,127 SQ. FT.





An ideal home for any family, The Charlotte is a 2-storey single that spans 2,127 sq. ft. and features four large bedrooms. The family-sized kitchen with walk-through pantry opens to the dining area and great room where there's ample space to gather for meals and special occasions. Upstairs the primary retreat includes a walk-in closet and oversized vanity in the ensuite. Outside, enjoy a coffee on your deck in the backyard.



ELEVATION B

Artist's concept. E.&O.E.

# DESIGNER FINISHED HOME

A Designer Finished Home means it's a quick move-in that includes show-stopping features and finishes expertly selected for their timeless beauty. Our award-winning design team hand selected all of the features and finishes boasting a harmonious blend of the finest interior appointments.

## MEET THE DESIGNER BEHIND THE HOME



**EMMA ROTONDO**  
eQ Design Consultant



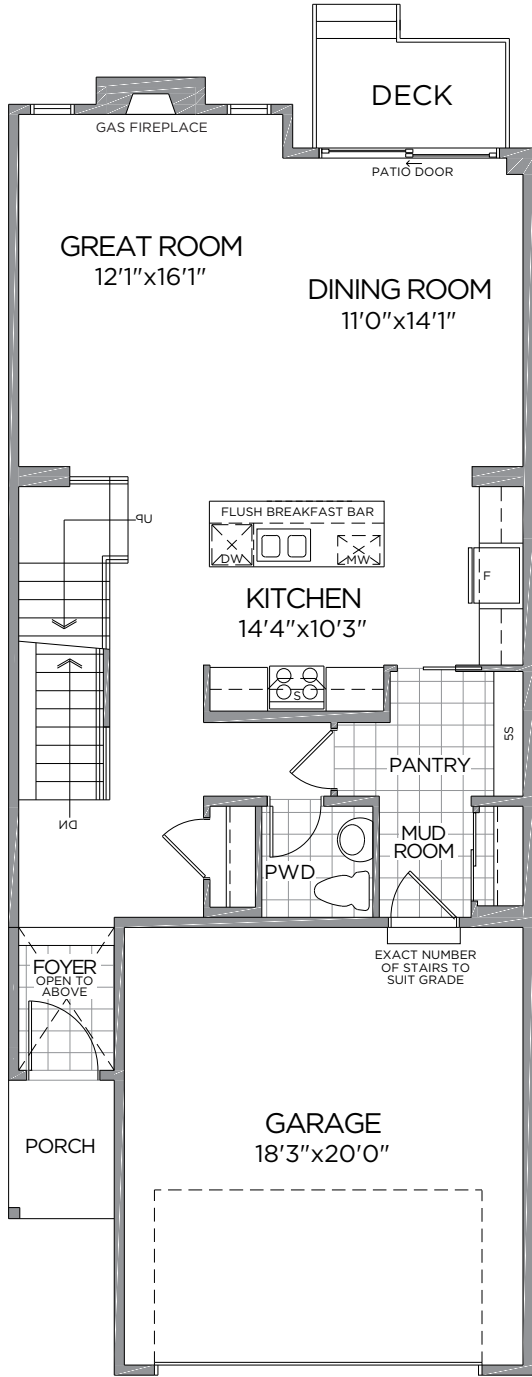
*A fine balance of 'old and new' come together to create an inviting and elegant space. The Vintage floor tiles anchor the design, while the contemporary two-toned painted cabinetry and modern bathroom fixtures elevate the style throughout.*



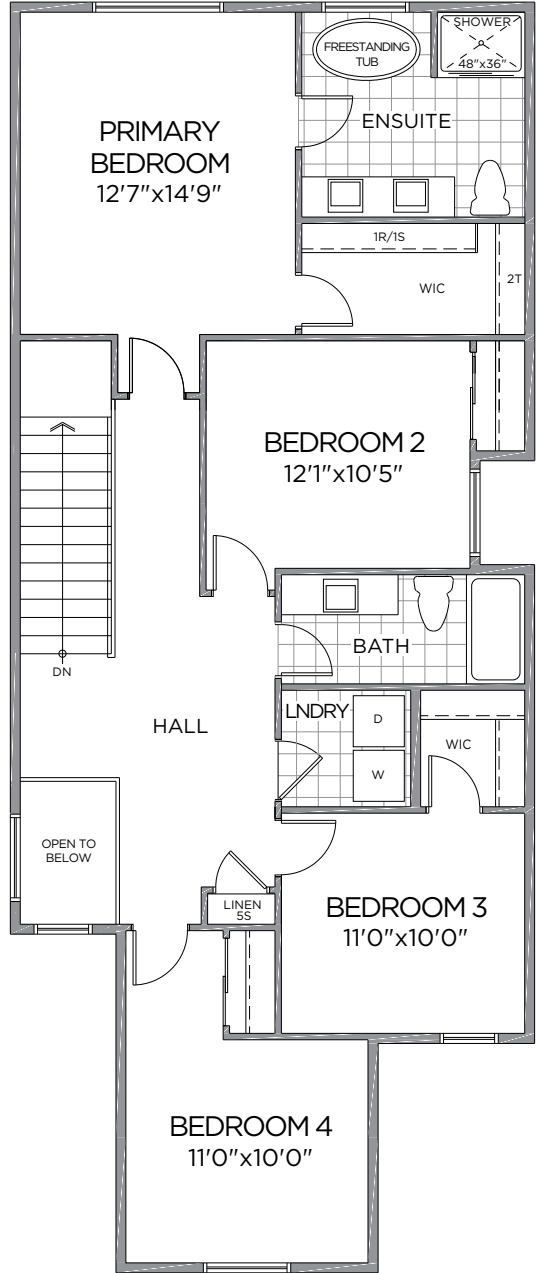
Designer Finished Homes

**THE CHARLOTTE**

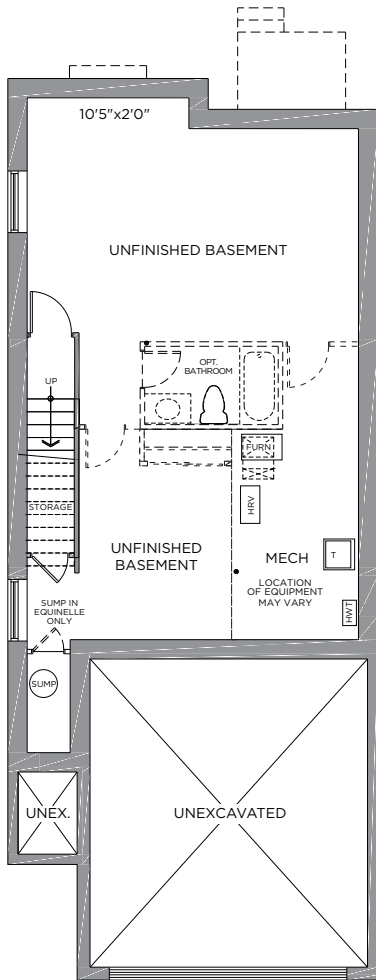
LOT 2-21 | 2,127 SQ. FT.



**GROUND FLOOR**



**SECOND FLOOR**



**BASEMENT**

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# OUR COMMUNITY



THE COMMUNITY  
SITE PLAN



POTENTIAL FUTURE RESIDENTIAL DEVELOPMENT

Artist's concept. Map is not drawn to scale. E.&O.E.

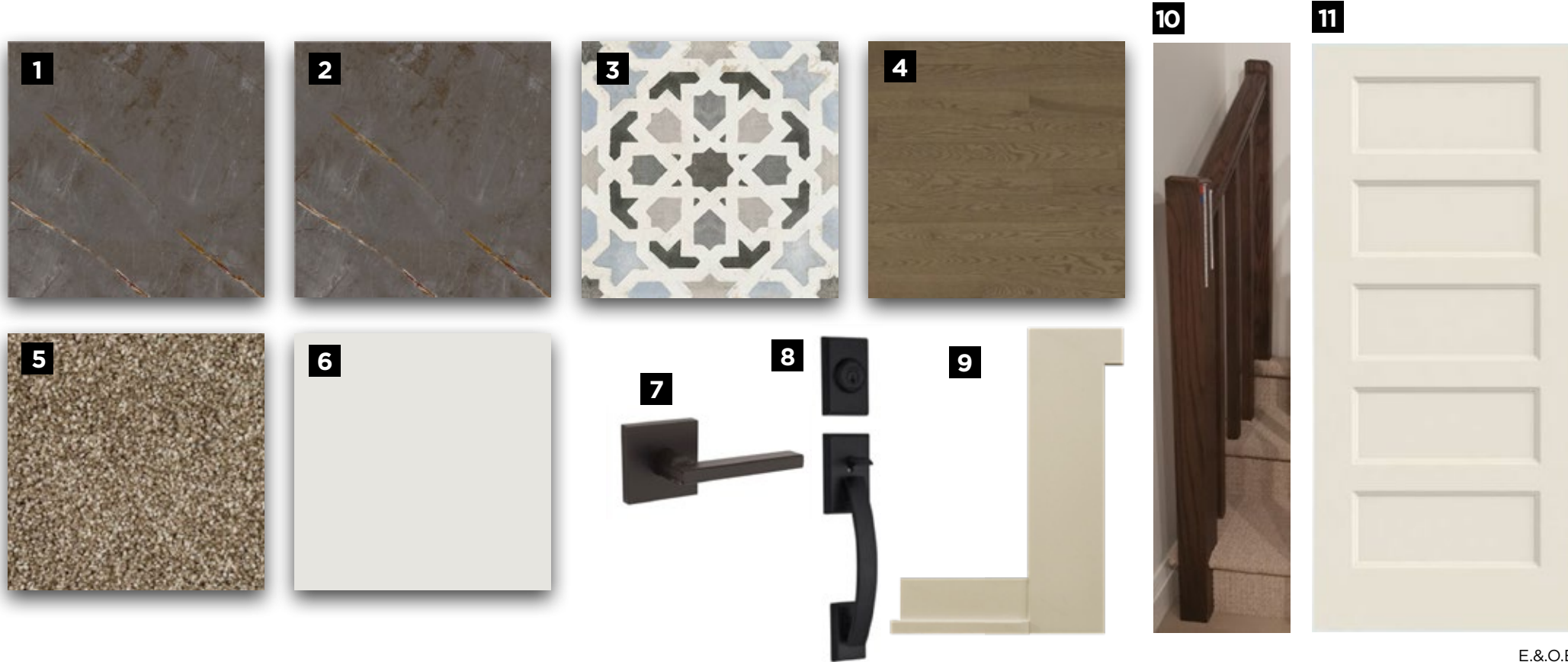


E.&O.E.

- |  |   |  |   |  |  |                                      |   |   |  |  |
|--|---|--|---|--|--|--------------------------------------|---|---|--|--|
| <p><b>1</b><br/>HARDIE BOARD<br/>&amp; BATTEN (MAIN<br/>SIDING FRONT OF<br/>HOUSE)<br/>Arctic White - Smooth</p> | <p><b>2</b><br/>HARDIE PLANK<br/>(HORIZONTAL LAP SIDING<br/>FRONT OF HOUSE)<br/>Arctic White - Select<br/>Cedarmill</p> | <p><b>3</b><br/>VINYL SIDING<br/>(SIDE &amp; REAR<br/>OF MODEL)<br/>Nickel</p> | <p><b>4</b><br/>ASPHALT<br/>SHINGLES<br/>Dual Black</p> | <p><b>5</b><br/>METAL<br/>ROOF<br/>Black</p> | <p><b>6</b><br/>FRONT<br/>DOOR<br/>Tricorn<br/>Black</p> | <p><b>7</b><br/>WINDOW<br/>Black</p> | <p><b>8</b><br/>FASCIA /<br/>SOFFIT /<br/>ALUMINUM<br/>TRIM<br/>White</p> | <p><b>9</b><br/>COLUMNS<br/>Cedar<br/>Stained<br/>Clear</p> | <p><b>10</b><br/>GARAGE<br/>DOOR<br/>Black</p> | <p><b>11</b><br/>HARDIE TRIM<br/>(FRONT OF<br/>THE HOUSE)<br/>Arctic White</p> |
|--|---|--|---|--|--|--------------------------------------|---|---|--|--|

MAKE A GRAND ENTRANCE WITH AN  
EXQUISITE DOOR HARDWARE,  
FLOOR & TRIM PACKAGE

## INTERIOR DETAILS



E.&O.E.

**1**

**MAIN ENTRY TILE**  
16x16 Centura -  
Stacked - Deblin  
Matte

**2**

**MUDROOM &  
PANTRY TILE**  
16x16 Centura  
- Deblin Matte

**3**

**LAUNDRY ROOM TILE**  
8x8 Centura - New  
Vintage Matte -  
Vindec 4

**4**

**HARDWOOD FLOORING**  
Lauzon Décor Smooth  
Ultra Matte Red Oak  
4-1/8"x3/4" - Azaro

**5**

**CARPET**  
Carpet  
- 76346 -  
Ceylon Tea

**6**

**INTERIOR  
PAINT**  
Benjamin Moore  
OC-22 - Calm

**7**

**INTERIOR DOOR HARDWARE**  
Weiser Tavaris - Halifax  
Square Rose Iron - Black  
Matte

**8**

**EXTERIOR DOOR  
LOCKSET**  
Weiser Tavaris - Front  
Door Lockset - Black Matte

**9**

**TRIM  
PACKAGE**  
Package  
5

**10**

**INTERIOR RAILING**  
Modern 1-1/4"  
Spindles / Modern 3"  
Posts w/ Bevelled Top

**11**

**INTERIOR DOORS**  
Conmore  
5-Panel Smooth  
Door



THE FIREPLACE CENTREPIECE  
ADDS WARMTH AND AMBIENCE  
TO YOUR HOME

## FIREPLACE

1



E.&O.E.

1

**FIREPLACE INSERT**  
Napoleon Ascent B36NTE  
Gas Fireplace

YOUR GUESTS WILL FIND YOUR  
POWDER ROOM MOST WELCOMING

## POWDER ROOM



E.&O.E.

**1**

**FLOORING**  
16x16 Centura -  
Stacked - Deblin  
Matte

**2**

**TOILET PAPER HOLDER**  
Align Matte Black  
Pivoting Paper Holder-  
YB0408BL - Black Matte

**3**

**TOWEL BAR**  
Align Matte Black Mini  
Towel Bar-YB0486BL -  
Black Matte

**4**

**VANITY FAUCET**  
Align Matte Black  
1-Handle High Arc-  
6190BL - Black Matte

**5**

**VANITY SINK**  
Boulevard Pedestal  
Center Hole Only Sink  
- 0641.100

**6**

**TOILET**  
ProFlo Jerrit  
2-pc - White

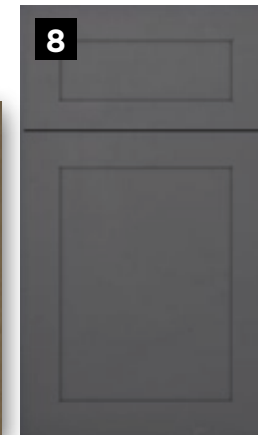
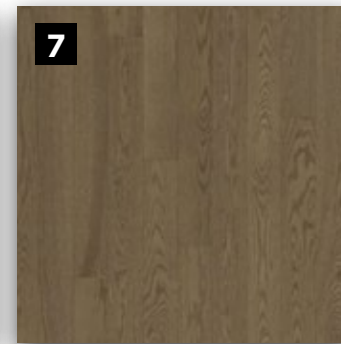
A GREAT RECIPE STARTS WITH A  
GOURMET CHEF'S KITCHEN

KITCHEN



KITCHEN CABINET & ISLAND LAYOUT

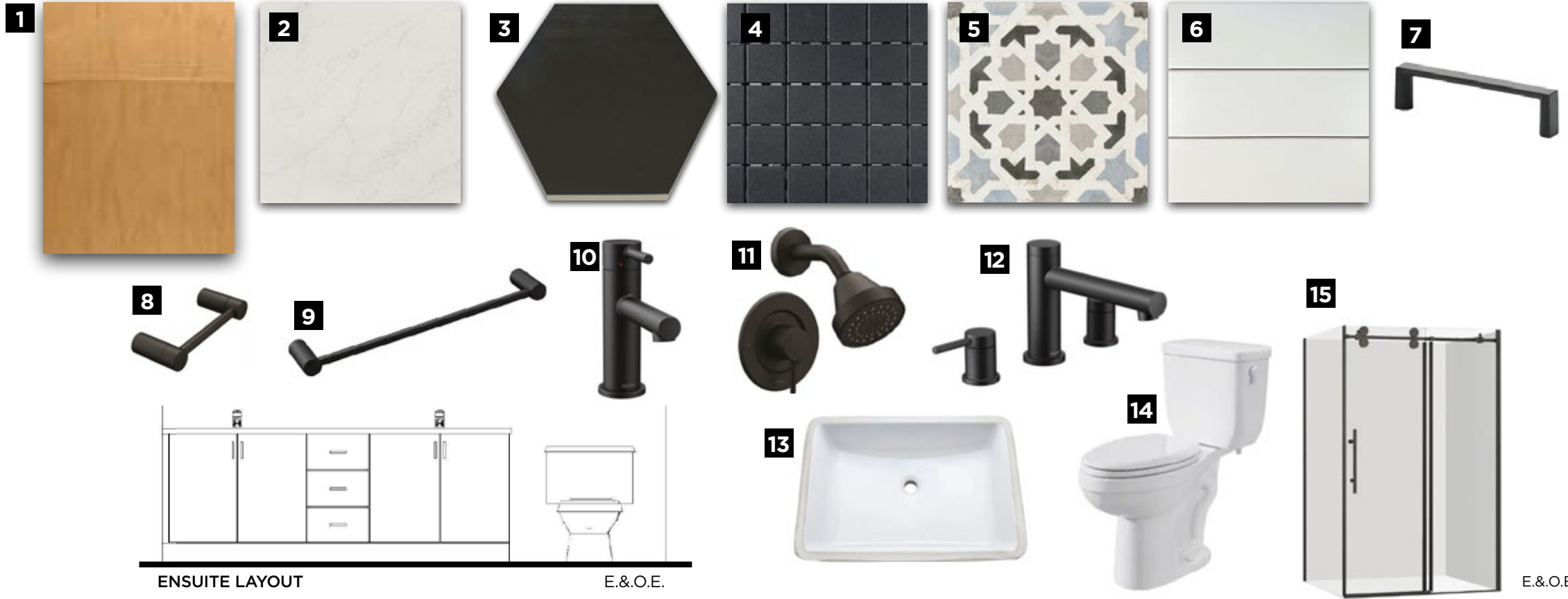
E.&O.E.



- |   |   |  |   |   |   |   |  |  |
|---|---|--|---|---|---|---|--|--|
| <p><b>1</b><br/><b>HOOD FAN</b><br/>Cyclone BX21228<br/>- 28" 300 CFM<br/>Insert Hood Fan<br/>- Stainless Steel</p> | <p><b>2</b><br/><b>KITCHEN SINK</b><br/>Silgranit Vision<br/>Single Bowl<br/>Undermount<br/>Sink - Anthra</p> | <p><b>3</b><br/><b>KITCHEN FAUCET</b><br/>Align Matte Black<br/>1-Handle Pre-rinse<br/>Spring Pulldown -<br/>Black Matte</p> | <p><b>4</b><br/><b>DOOR PULL</b><br/>Berenson<br/>63096-<br/>1MBK -<br/>Black Matte</p> | <p><b>5</b><br/><b>COUNTERTOP</b><br/>Hanstone<br/>3cm Quartz -<br/>Montauk</p> | <p><b>6</b><br/><b>BACKSPLASH</b><br/>5x5 Centura<br/>Artisan White<br/>- Stacked -<br/>Artisan White</p> | <p><b>7</b><br/><b>FLOORING</b><br/>Lauzon Décor<br/>Smooth Ultra<br/>Matte Red Oak<br/>4-1/8"x3/4" - Azaro</p> | <p><b>8</b><br/><b>BASE CABINETRY</b><br/>Brookfield<br/>MDF<br/>- Oxford Grey</p> | <p><b>9</b><br/><b>UPPER CABINETRY</b><br/>Brookfield<br/>MDF<br/>- Sage</p> |
|---|---|--|---|---|---|---|--|--|

**A SUMPTUOUS PRIMARY ENSUITE**  
YOUR COZY PRIVATE RETREAT

**PRIMARY ENSUITE**



ENSUITE LAYOUT

E.&O.E.

E.&O.E.

|  |   |   |   |  |  |
|--|---|---|---|--|--|
| <p><b>1</b></p> <p><b>CABINETRY</b><br/>Urban Oak - Nordik</p>           | <p><b>2</b></p> <p><b>COUNTERTOP</b><br/>3cm Hanstone - Quartz - Montauk</p>                                | <p><b>3</b></p> <p><b>FLOORING</b><br/>10x11 Ceretec Starhex - Mica</p>                   | <p><b>4</b></p> <p><b>WALK-IN SHOWER FLOORING</b><br/>Olympia 2x2 Ceramic Tile - Black FS</p> | <p><b>5</b></p> <p><b>SHOWER BACK WALL TILE</b><br/>8x8 Centura - New Vintage Matte - Level 3 - Vindec 4 Stacked</p> | <p><b>6</b></p> <p><b>SHOWER SIDE WALL TILE</b><br/>Euro Tile- 4x16 Soho Canvas White Matte - Horizontally Stacked</p> |
| <p><b>7</b></p> <p><b>DOOR PULL</b><br/>Berenson 63096 - Black Matte</p> | <p><b>8</b></p> <p><b>TOILET PAPER HOLDER</b><br/>Align Matte Black Pivoting Paper Holder - Black Matte</p> | <p><b>9</b></p> <p><b>TOWEL BAR</b><br/>Align Matte Black 24" Towel Bar - Black Matte</p> | <p><b>10</b></p> <p><b>VANITY FAUCET</b><br/>Moen Align 1-Handle High Arc - Black Matte</p>   | <p><b>11</b></p> <p><b>SHOWER FIXTURE</b><br/>Moen Align - Posi-Temp Shower - Black Matte</p>                        | <p><b>12</b></p> <p><b>TUB FIXTURE</b><br/>Moen Align Matte Black 2-Handle Non-Diverter</p>                            |
| <p><b>13</b></p> <p><b>VANITY SINK</b><br/>ProFlo Undermount - White</p> | <p><b>14</b></p> <p><b>TOILET</b><br/>ProFlo Jerrit</p>   | <p><b>15</b></p> <p><b>ENSUITE SHOWER DOOR</b><br/>Maax Halo Door - Matte Black</p>       |   |  |  |



**1**  
**CABINETY**  
Urban Oak -  
Nordik

**2**  
**COUNTERTOP**  
Hanstone  
3cm Quartz -  
Montauk

**3**  
**FLOORING**  
8x8 Centura -  
New Vintage  
Matte -  
Vindec 4 -  
Stacked

**4**  
**TUB WALL TILE**  
Euro Tile- 4x16  
Soho Canvas  
White Matte-  
Horizontally  
Stacked

**5**  
**DOOR  
PULL**  
Black  
Hardware  
- 73096-  
1MBK

**6**  
**TOILET PAPER  
HOLDER**  
Align Matte  
Black Pivoting  
Paper Holder -  
Black Matte

**7**  
**TOWEL  
BAR**  
Align Matte  
Black 24"  
Towel Bar -  
Black Matte

**8**  
**VANITY  
FAUCET**  
Moen Align  
1-Handle  
High Arc -  
Black Matte

**9**  
**TUB/SHOWER  
FIXTURE**  
Moen Align-  
Posi-Temp  
Shower -  
Black Matte

**10**  
**VANITY  
SINK**  
ProFlo  
Undermount  
Sink - White

**11**  
**TOILET**  
ProFlo  
Jerrit -  
White



### Congratulations On Selecting Your New eQ Home!



Melissa Gauthier,  
Director, Sales & Design

1

Sign Agreement of Purchase & Sale with your eQ Sales Representative.

Provide deposit cheques or complete EFT form (if applicable)

2

Provide Mortgage Approval from your lender

3

5-day conditional period starts. Review Agreement of Purchase & Sale with your Solicitor.

4

Congratulations! Your new home purchase is now official and 5-day conditional period ends.

5

Receive access to your homeowner portal.

### Your New Home Construction Starts



Peter Jury,  
VP of Construction

1

Lot Walk. Meet the builder.\*\*

2

Receive a progress photo from Customer Care.

3

Roof is on and shingled. Customer Care to send progress photo.

4

Frame Walk with Customer Care and Construction Representative.\*\*

5

Walk-through for blinds and window coverings measurements.\*\*

6

Homeowner Orientation (PDI).\*\* Customer Care will walk you through your new home.

7

Register online for MyHome at Tarion.com.

8

Submit AVID Construction Survey.

### Welcome Home!



Francesca Jacobs,  
Customer Care Manager

1

Submit 30-day Tarion Warranty if necessary.\*\*\*

2

Submit AVID Customer Satisfaction Survey (30 days after closing).

3

Submit AVID Customer Satisfaction Survey (30 days after closing).

4

Submit 2-year Tarion Warranty if necessary.\*\*\*

5

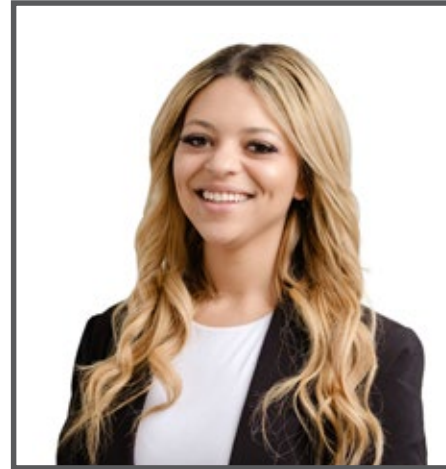
3 to 7-year Tarion Warranty

Here's How We Bring You Home

\*\*This event may be in-person or virtual. If you have opted in to attend this appointment, an eQ Homes representative will contact you to confirm the details. \*\*\*See your Tarion Warranty for details.



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New Home Sales Consultant  
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122 Dun Skipper Drive, Ottawa, ON, K1X 0G2



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