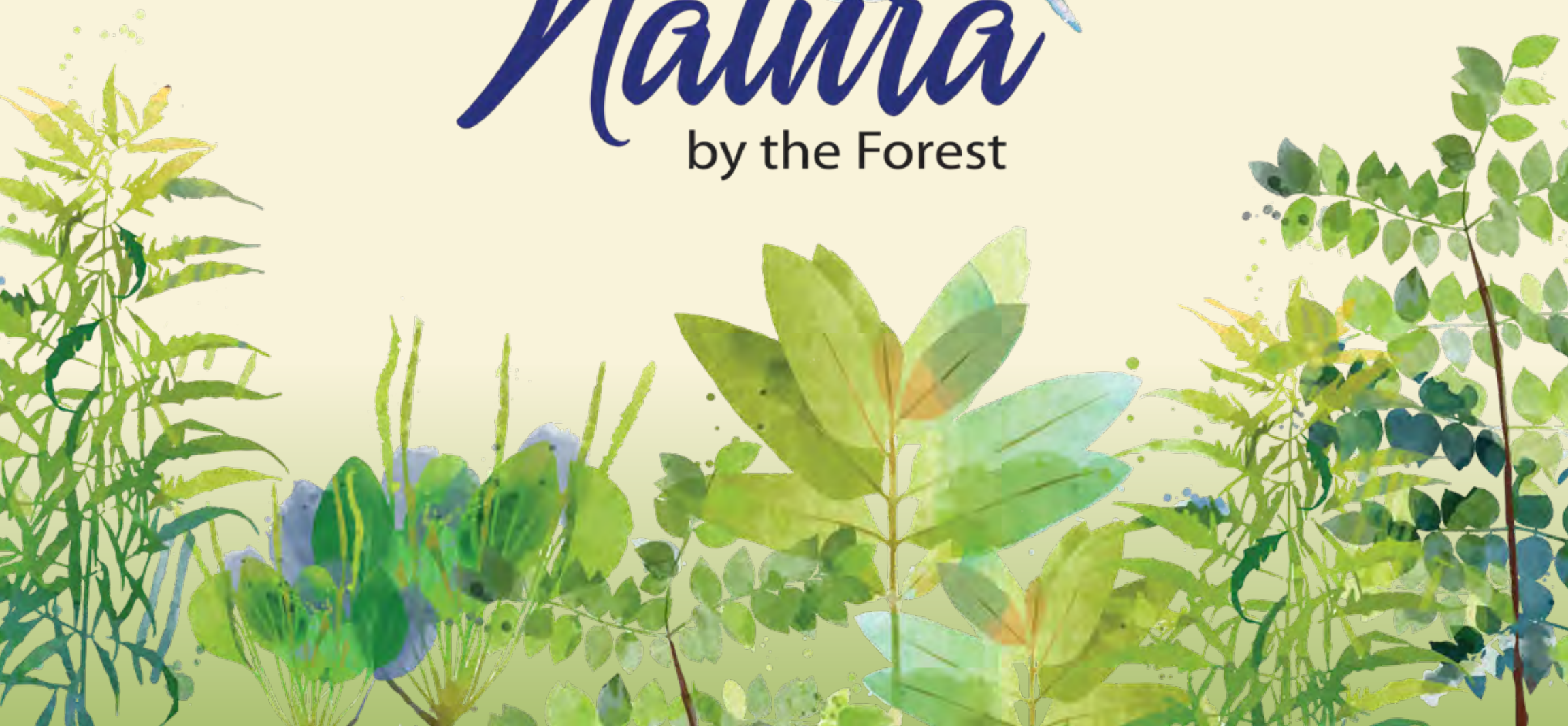




Natura

by the Forest



COLDWELL BANKER
**2M REALTY,
BROKERAGE**

Coldwell Banker
2M Realty Brokerage

P: 905-576-5200
Independently Owned & Operated

Amanda Langstaff & Tony Fugnitto
Salespersons

Not Intended to solicit buyers or sellers under contract



Delta Rae
Building Trust. One Home at a Time.



The Natural Choice in West Whitby

Pronounced 'na-too-ra' In Italian, the word means "nature." How appropriate, as the new home community called Natura in West Whitby is just steps to Heber Down Conservation Area. Imagine having 284 hectares of provincially significant land with a 5-km trail, fishing, picnic facilities, scenic vistas and more just a few minutes' stroll away.

In the prestigious new Natura neighbourhood, Delta-Rae Homes is excited to bring new home shoppers some of the best and most beautiful choices in the Greater Toronto Area. This is a place where you are more likely to hear birdsong than traffic noises, and to spot wildlife on a daily basis.

Situated on Country Lane, just north of Taunton Road, on one of the last few pieces of land available for development before the Conservation Area, Natura is as close to convenient amenities as it is to natural spaces.

The area is rich with parks, golf courses, shopping, schools, equestrian venues, and is only a few minutes' drive east to the City of Oshawa, and west to Ajax. It is also close to Highway 412, which leads to both the 401 and 407.

An intimate enclave, Natura is graced with just 29 home sites. Select from outstanding semis and stunning singles. Contemporary architecture frames interiors that are appointed with top-end features and finishes, and crafted with exceptional detail and care. This is your opportunity to own a new home in an exclusive community surrounded by fresh air, trees and nature at its finest.

Discover the ultimate in the balance between nature and nurture. This is your chance to feel like you're in another world and yet enjoy the practicality that proximity to amenities brings with it ... a place where "home" means far more than the house you live in. At Natura, it's only natural.



COUNTRY LANE ROAD

OUELETE DRIVE

CONCESSION 4



Natura

by the Forest



Measurements regarding lot sizes are subject to change without notice. E & O E.



Public Schools

1. Williamsburg Elementary
2. Jack Miner Elementary
3. Robert Munsch Elementary
4. Sinclair Secondary
5. Donald A. Wilson Elementary
6. Colonel J.E. Farewell Elementary
7. Captain Michael Vandenbos Elementary
8. Ormiston Elementary
9. Fallingbrook Elementary
10. Glen Dhu Public Elementary
11. Sir Samuel Steele Elementary
12. Earl A Fairman Elementary
13. CE Broughton Elementary
14. West Lynde Elementary
15. John Dryden Elementary
16. Julie Payette French Immersion Elementary
17. Henry Street Secondary
18. Trafalgar Castle International Boarding
19. Stephen G. Saywell Elementary
20. Belwood Elementary

Separate Schools

1. École secondaire catholique Saint-Charles-Garnier
2. St. Mark the Evangelist Catholic Elementary
3. St. Paul Catholic Elementary
4. École élémentaire catholique Jen-Paul II
5. St. Theresa Catholic
6. St. Luke the Evangelist Elementary
7. All Saints Secondary
8. Father Leo Astin Secondary
9. St. Bernard Elementary
10. St. Matthew the Evangelist Elementary

PLACES of INTEREST

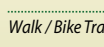
1. GoodLife Fitness
2. Animal Emergency Clinic
3. Dental Offices
4. Whitby Animal Hospital
5. Civic Recreation Complex
6. Town Hall
7. Station Gallery
8. Landmark Cinemas
9. Whitby Curling Club
10. Abilities Centre
11. Service Ontario
12. Port Whitby Marina
13. Whitby Yacht Club
14. Haydenshore Pavilion & Kiwanis Park
15. Courthouse Theatre
16. Life Time Athletic



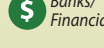
BUS Routes



GO Station



Walk / Bike Trail



Banks/Financial



Golf Course



Shopping



Restaurants



Liquor/Beer



Cafe

Artist's concept. Map is not to scale.

Natura by the Forest



ELEVATION A

Artist Conception Only

Natura
by the Forest

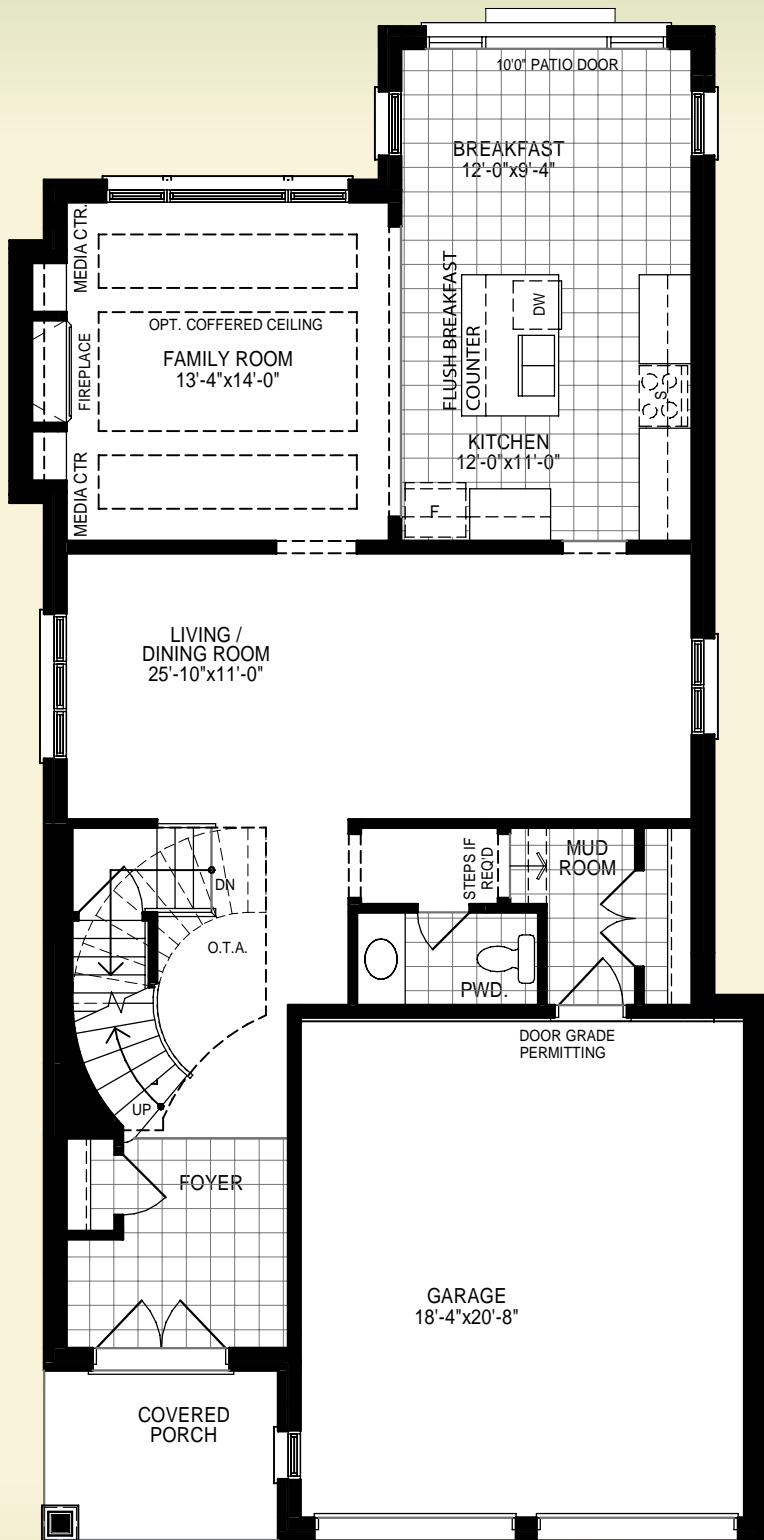
The Scarlet

2608 Sq.
Ft.

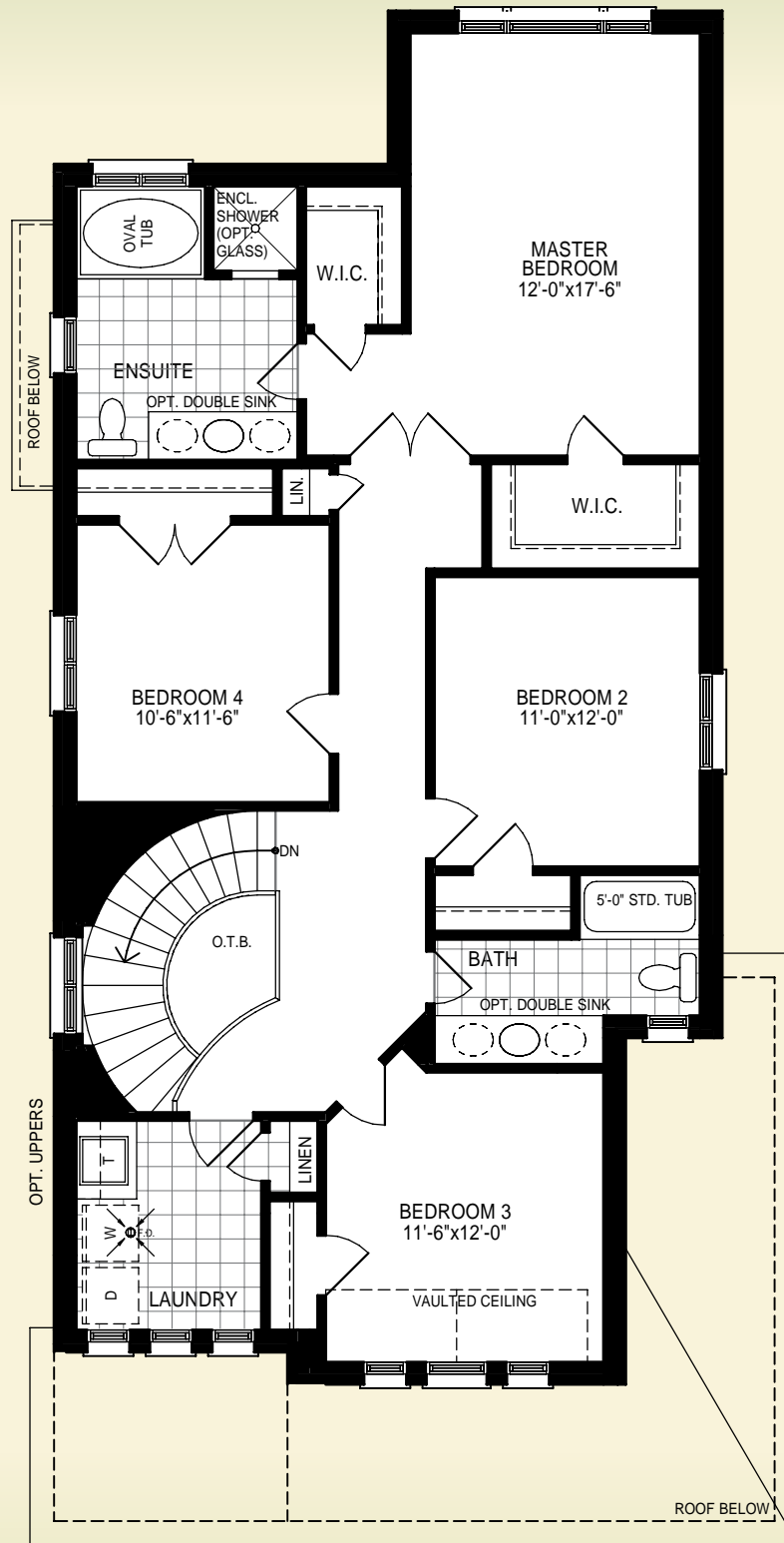
Elev. A


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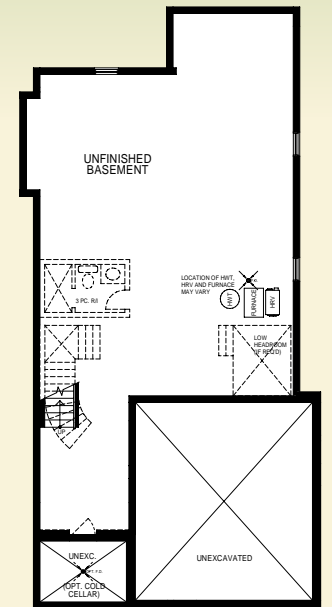
3602



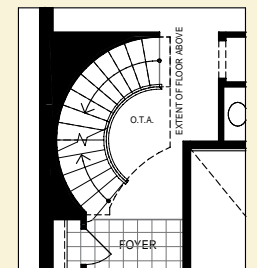
Ground Floor Plan Elev. A



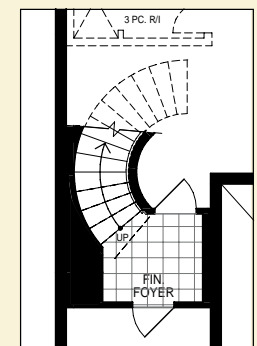
Second Floor Plan Elev. A



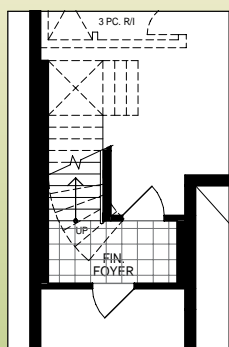
Basement Plan Elev. A



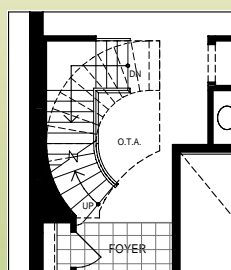
Partial Ground Floor Plan for Opt. Open Curved Stairs to Basement



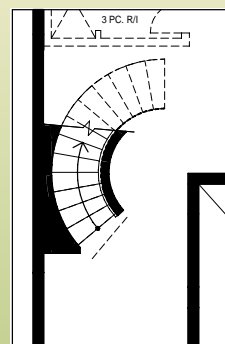
Partial Basement Plan for Opt. Open Curved Stairs to Basement



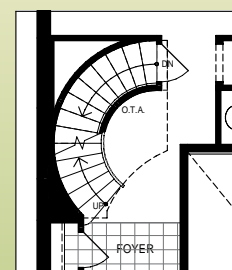
Partial Basement Plan for Opt. Open Stairs to Basement



Partial Ground Floor Plan for Opt. Open Stairs to Basement



Partial Basement Plan for Opt. Curved Stairs to Basement



Partial Ground Floor Plan for Opt. Curved Stairs to Basement



Optional finished basement
(42 Sq. Ft.)

Materials, specifications, colours and floor plans are subject to change without notice. All renderings are Artist Conceptions Only. All floor plans are approximate dimensions. Media centre standard where applicable. Actual usable floor space may vary from the stated floor area. E. & O. E.



ELEVATION A

Artist Conception Only

3603

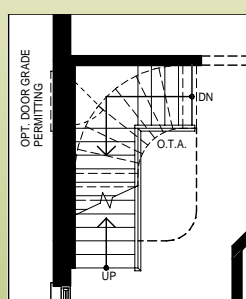
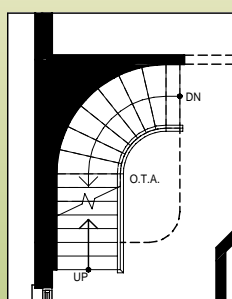
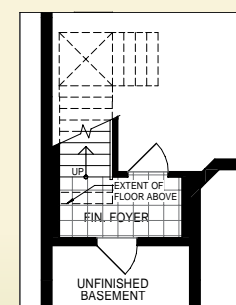
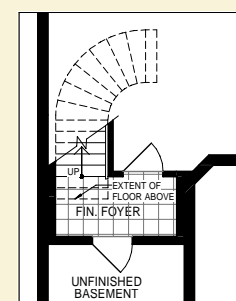
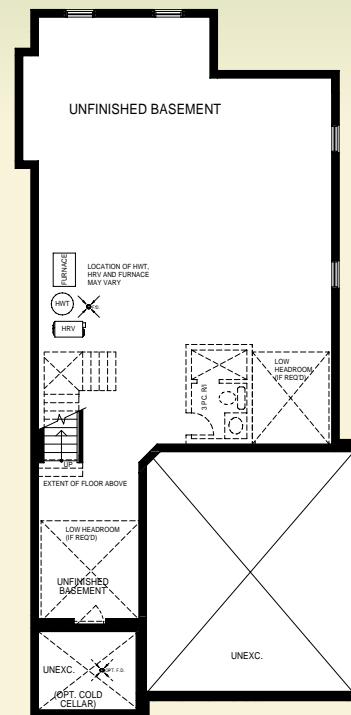
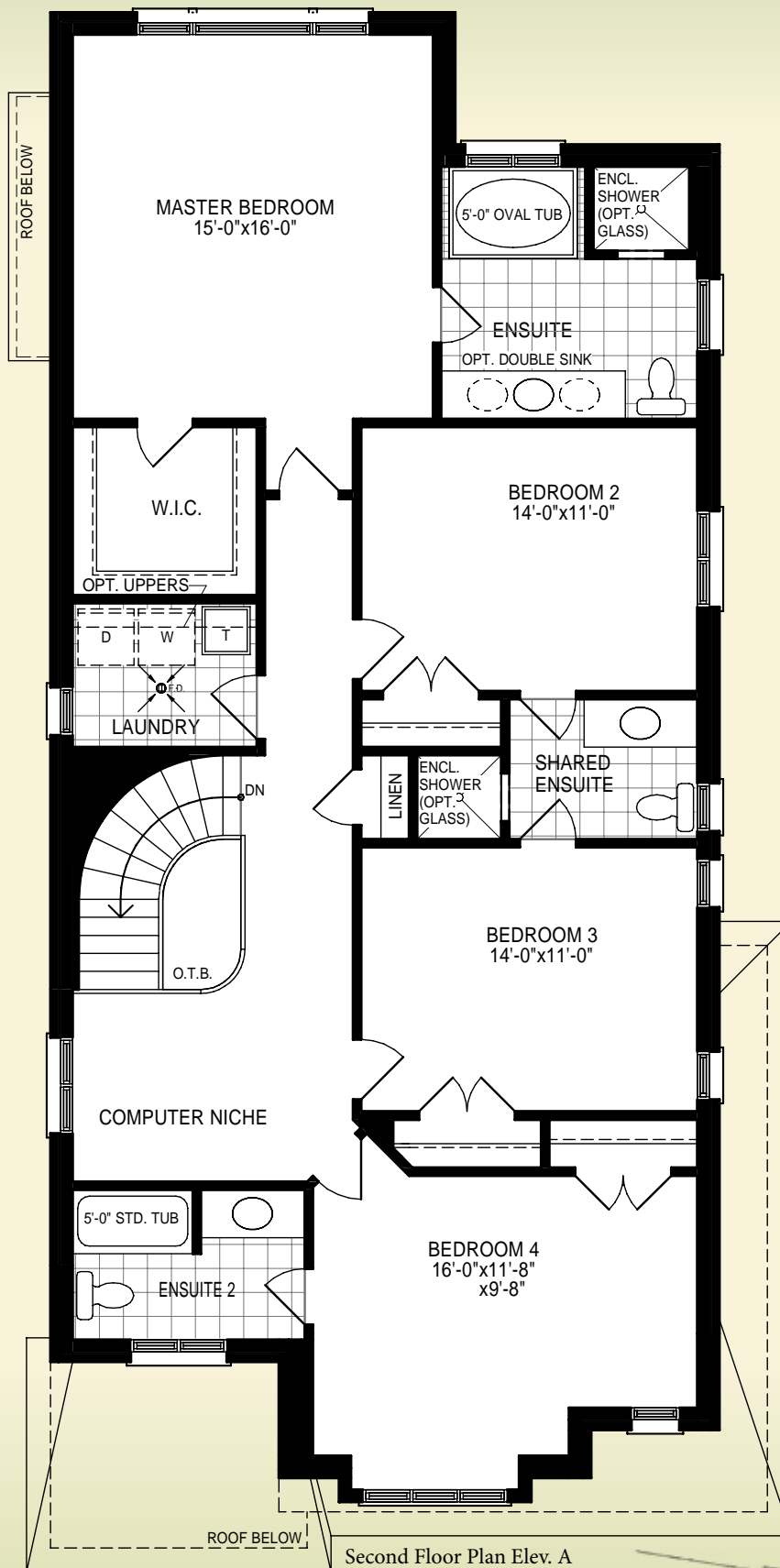
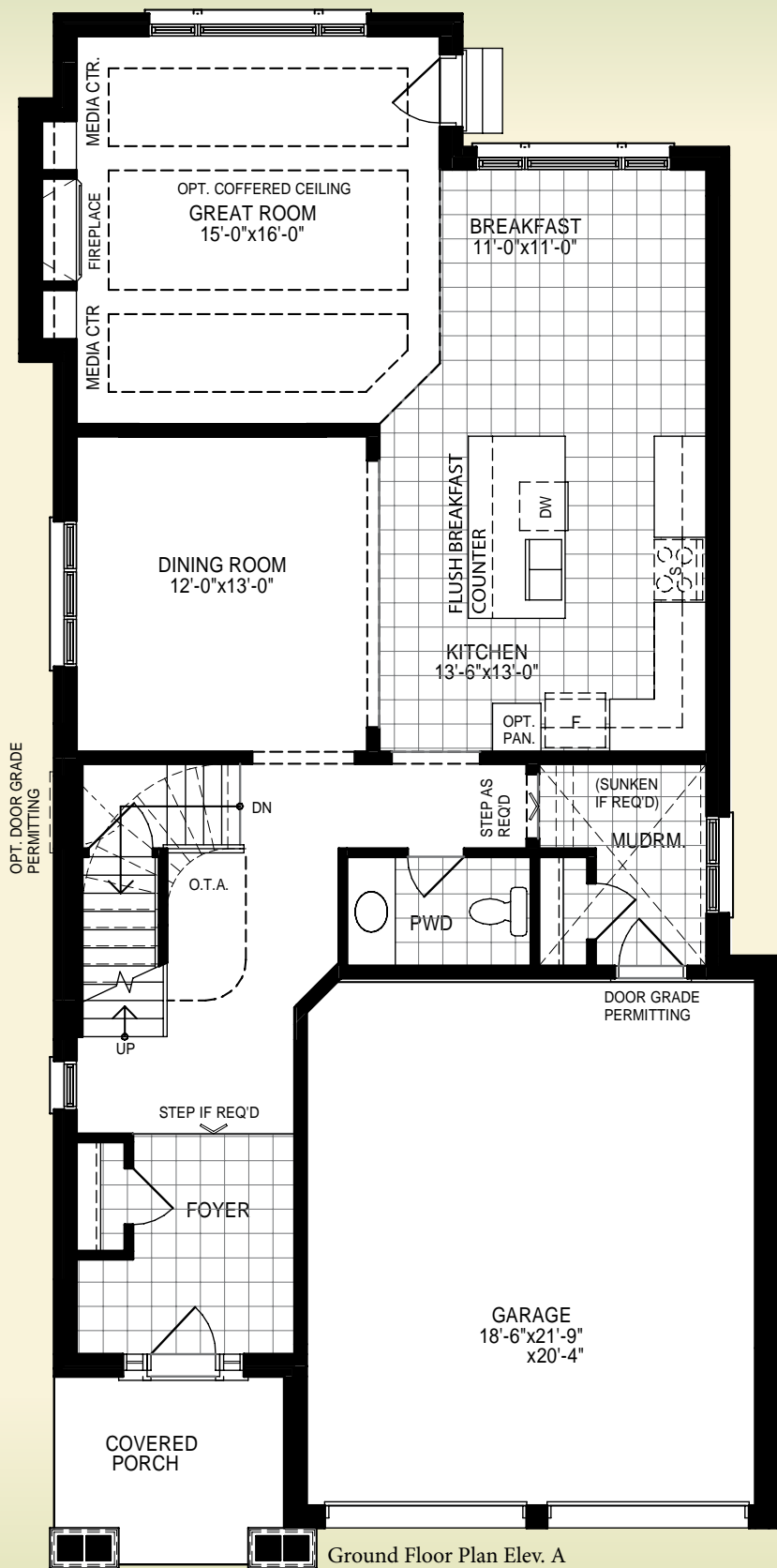
Natura
by the Forest

The Goldfinch

2804 Sq.
Ft.

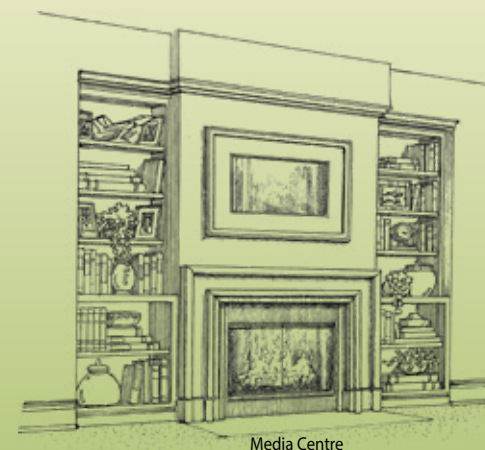
Elev. A


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Optional finished basement
(43 Sq. Ft.)

Materials, specifications, colours and floor plans are subject to change without notice. All renderings are Artist Conceptions Only. All floor plans are approximate dimensions. Media centre standard where applicable. Actual usable floor space may vary from the stated floor area. E. & O. E.





ELEVATION B

Artist Conception Only

Natura
by the Forest

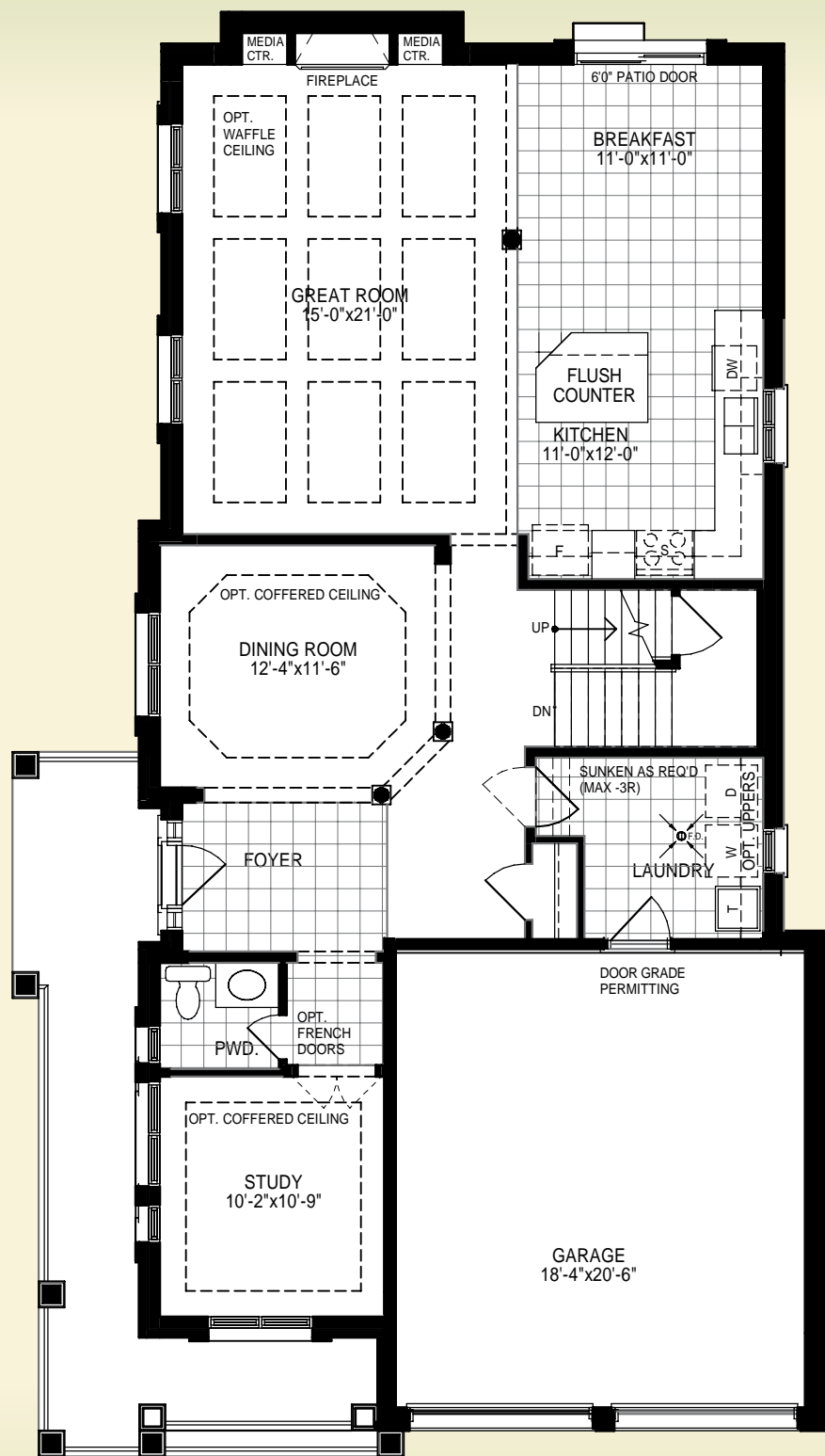
The Cardinal

2830 Sq.
Ft.

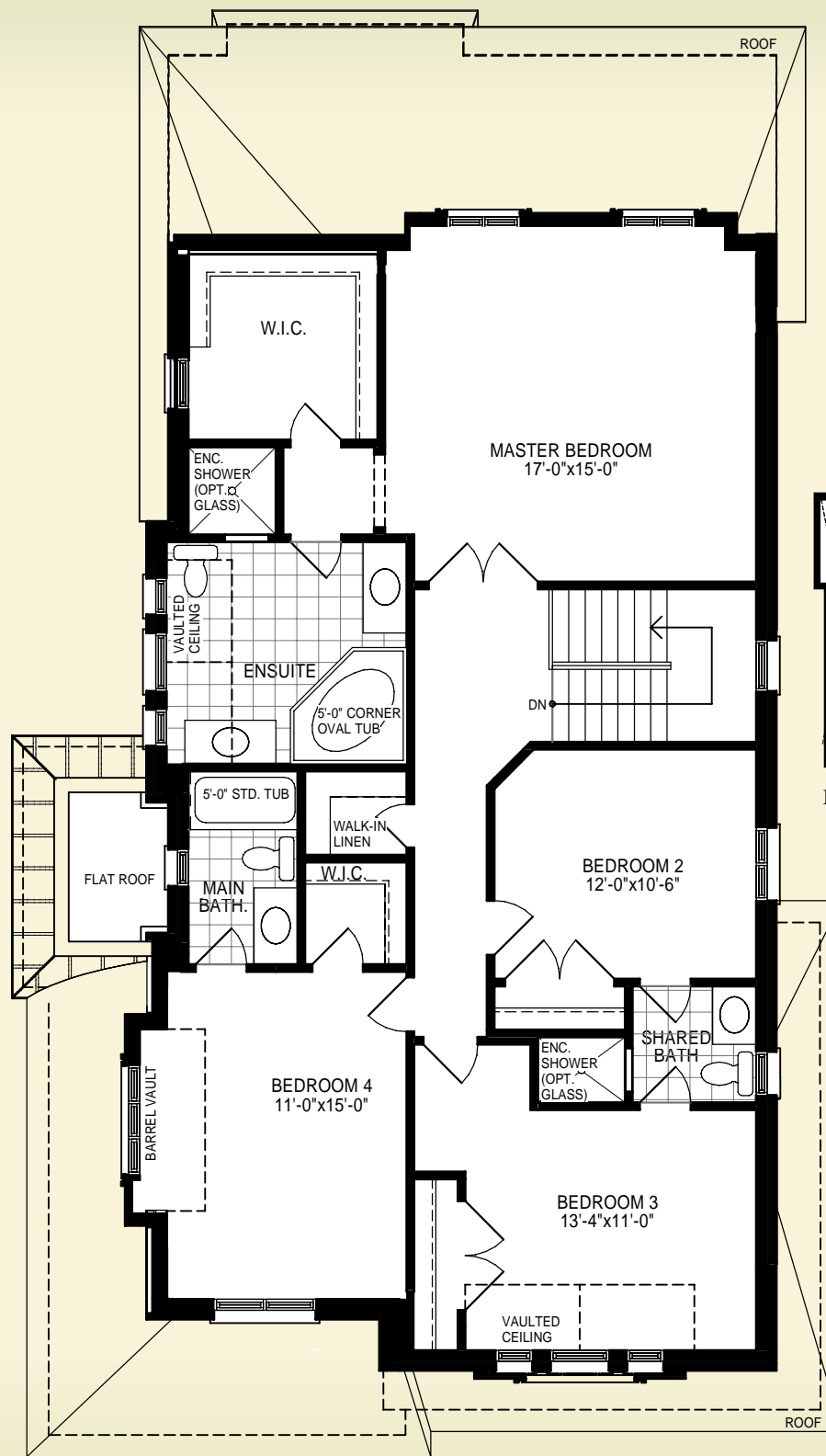
Elev. B


DeltaRae
Building Trust, One Home at a Time.

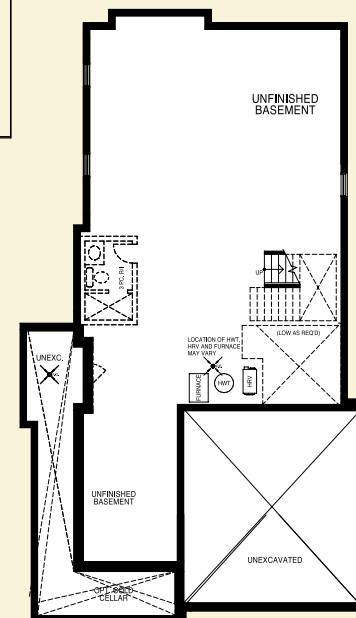
3604



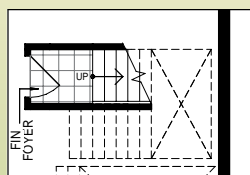
Ground Floor Plan Elev. B



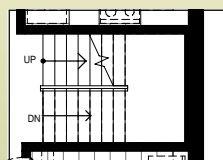
Second Floor Plan Elev. B



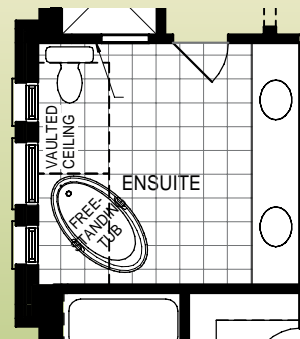
Basement Plan Elev. B



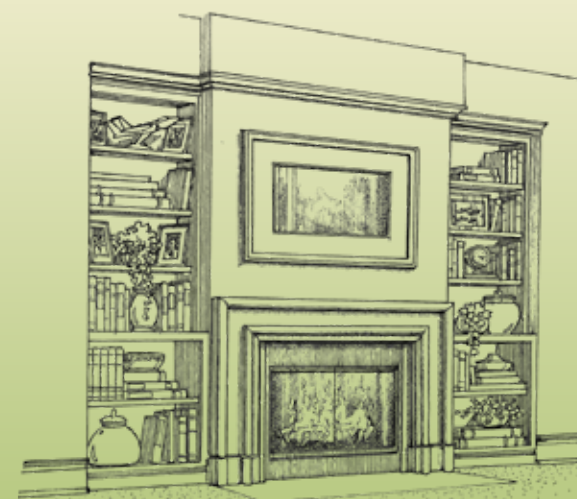
Partial Opt. Basement Plan
w/ Fin. Basement Landing
Elev. B



Partial Opt. Ground Floor Plan
w/ Fin. Basement Landing
Elev. B



Partial Second Floor w/ Opt. Ensuite
Layout



Media Centre

Materials, specifications, colours and floor plans are subject to change without notice. All renderings are Artist Conceptions Only. All floor plans are approximate dimensions. Media centre standard where applicable. Actual usable floor space may vary from the stated floor area. E. & O. E.



Exceptional Quality Appointments!

OUTSTANDING EXTERIOR FINISHES

- Architecturally co-ordinated colour packages for exterior of home
- All plans completed in clay brick, stone and/or stucco as per plan
- Roof shingles-Cambridge Architectural Manufacturer's limited lifetime warranty
- Foundation wrapped in a drainage membrane for protection against water penetration
- High quality vinyl casement windows with multi point locks
- Rear vinyl patio door with screen as per plan
- Steel roll-up garage door with architectural window feature
- Fully sodded and graded lot as per municipal requirements.
- Elegant insulated steel front door with window inserts, side lights and transoms as per plan
- Building envelope including all doors and windows to be fully caulked
- Crushed stone driveway
- Basement windows to have vinyl sliders

REMARKABLE INTERIOR FINISHES

- 9 foot ceilings on main floor
- Fireplace - Included
- Natural finish oak railing and steel pickets on stairwells in finished areas, as per plan
- 50 oz. carpeting in designated areas
- Colonial or classic series passage doors throughout, including closet doors, choice of hardware from Builder's standard collection
- Traditionally styled 5 1/8" baseboard throughout
- Window and door casings 2 3/4"

- Premium eggshell paint with 2 (two) colour choices from Builder's samples
- Smooth Ceilings in all finished areas

LUXURIOUS BATHS

- Shower enclosures to be done in ceramic tile including ceiling
- Mirrors in all bathrooms full width of vanity
- White Ceramic accessories in all bathrooms
- Quality ceramic flooring up to 13" x 13" (where applicable)
- Privacy locks on all bathroom doors
- Solid surface countertops
- 3 piece rough-in, basement level
- Under mount sinks in baths
- Moen Faucets

SENSATIONAL KITCHENS

- Extended height kitchen cabinets with crown moulding on upper cabinets
- Quality ceramic flooring up to 13" x 13" (where applicable)
- Under mount, Double stainless steel sink in kitchen
- Moen faucets for sinks
- Solid surface countertops

PLUMBING, HEATING & ELECTRICAL

- Two (2) exterior hose bibs – one at rear of house and one either in garage or side of house
- Smoke & CO detectors as per applicable Building Code
- Two (2) weatherproof exterior electrical outlets - one at rear of house and one either in garage or at front porch
- Outlet in garage ceiling for future garage door opener
- Exterior exhaust for dryer

- Exterior exhaust for range hood
- Gas-fired hot water heater on a rental basis
- Bell chime at front door
- Roughed in plumbing and electrical for future dishwasher
- Standard light in Ensuite showers
- 200 AMP electrical service

SMART HOME WIRING

- Smart wire connection panel
- Prewired for Cable, telephone, internet (Cat 6) in each bedroom, kitchen and great room
- All connections are labelled in panel

SPECIAL NOTE

- The number of steps at front and rear may vary from that shown, according to grading conditions and the requirements of the municipality
- Colour selections will be made at the Builder's Décor Centre from the Vendor's Standard Samples
- The purchaser acknowledges and agrees that some variations in colour and shade uniformity may occur and the colours, patterns and availability of samples displayed in the Décor Centre and Model Homes may vary from the displays and availability at time of colour selection
- Ceiling, walls and bulkheads may be modified to accommodate mechanical systems
- Specifications and dimensions are subject to change without notice. Vendor will have the right to substitute materials of equal or better value
- Purchaser agrees to pay the TARION Warranty adjustment on closing



\$25,000 Bonus Packages

One Package is Included

Package Option 1

Trim, Plumbing & Lighting

- 3" Window & Door Casings
- 7 1/8" Baseboards Throughout
- 1st Upgrade Level Handles (Britannia)
- Monroe Smooth Interior Doors
- Decora Style Plugs & Switches
- 1st Upgrade Interior Lighting Package
- 1st Upgrade Coach Lights
- 25 Pot Lights Included or Non-Insulated
- 1st Upgrade Moen Faucets
- Upgraded One Piece Toilets
- Crown Moulding in The Front Foyer
- Crown Moulding in The Upper Hallway
- Crown Moulding in The Family Room
- Air Conditioning

Package Option 2

Kitchen

- 42" High Cabinets
- Stained Maple or Paint Grade Kitchen Doors
- Upgraded Kitchen Door Style
- Decortive Style Hood (Fan insert Not Included)
- Wood Grain Melamine Interior
- 5" Crown Moulding Above Cabinets
- Crown Moulding Stacked to the Ceiling
- Tiled Kitchen Backsplash
- Corner Piano Hinged Door (where applicable)
- Upper Angle Corner Cabinet (where applicable)
- Decorative Panels on Island (where applicable)
- Two-Toned Kitchen Option
- Quartz Counter in Kitchen (Level 4 Caesar-stone)
- Quartz Counter in Bathrooms (Level 3 Caesar-stone)
- Garbage Pull-Out (where applicable)
- Under Valance Lighting
- 24" Deep Cabinet above Fridge Opening
- Undermount Super Single Kitchen Sink
- 1st Level Kitchen Pull-Down Sprayer Faucet
- Soft Close Drawers
- 1 Pair of Pot Drawers in Kitchen

Package Option 3

Flooring & Stairs

- Engineered Hardwood on the Main Level
- Engineered Hardwood on the Upper Hallway
- Upgraded Tiled Areas on the Main Level up to 24" x 24"
- Upgraded Tiles up to 12" x 24" in all Bathrooms
- Standard Humidifier System
- Stained Oak Staircase from Main Level to Basement
- Staining on Oak Stairs from Main Level to Upper Level
- Steel Pickets & Stained Handrails to Upper Level