



THE TOWNMANORS
— OF —
BROWNSVILLE



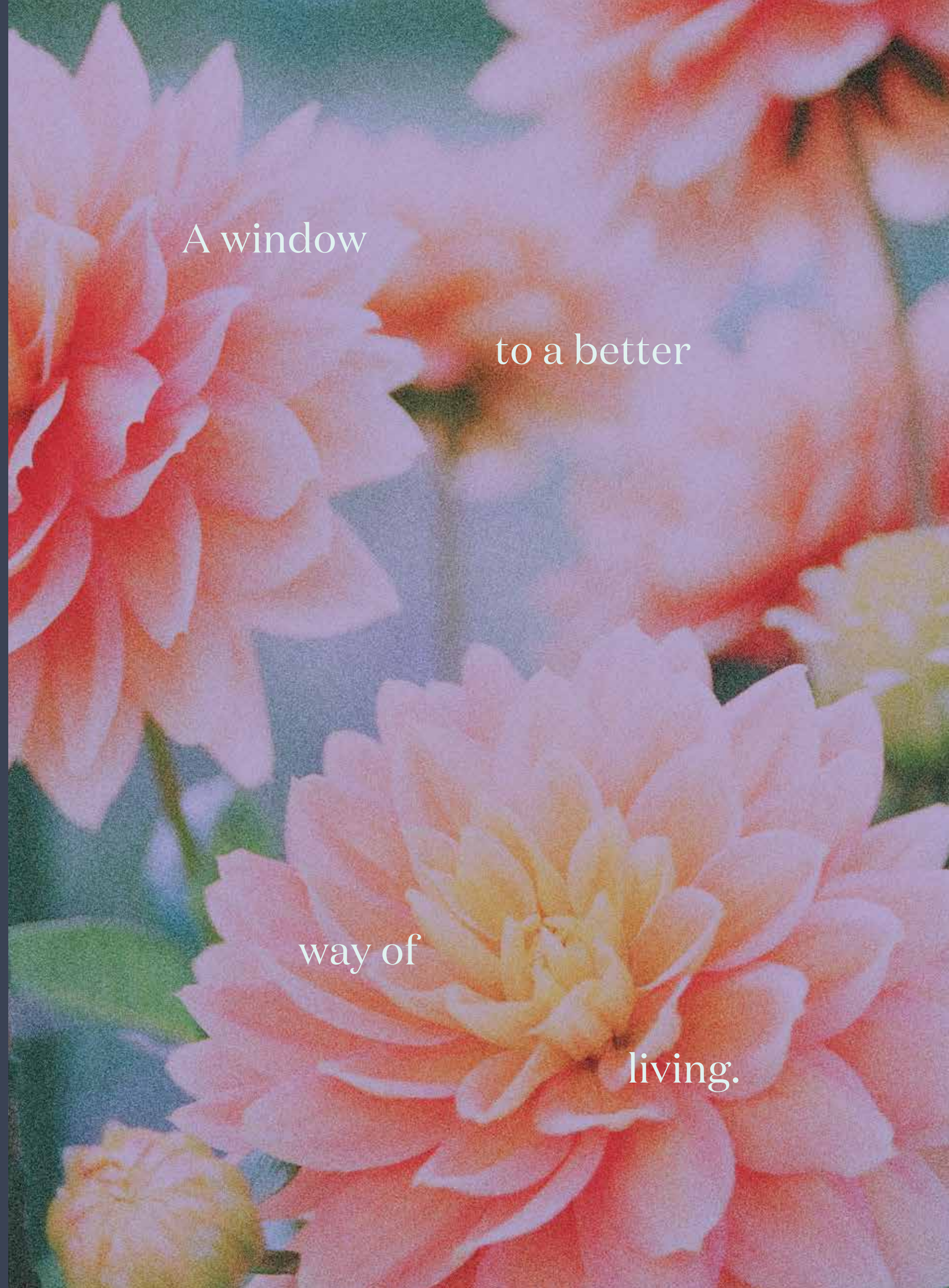
THE TOWNMANORS
OF
BROWNSVILLE

A window

to a better

way of

living.



THE TOWNMANORS



OF
BROWNSVILLE

*Welcome to
Brownsville*

Schomberg is a charming hamlet in northwestern King Township. Originally established by the Brown brothers—one a business man, the other a farmer—the town grew.

Before it was Schomberg, it was Brownsville. This neighbourhood is an homage to that history.



Right at Cooper & Main...



The Townmanors of Brownsville are an exclusive collection of upscale townhomes in the heart of this bucolic village.

Located at the corner of Cooper & Main, these homes offer every advantage of contemporary living—fine finishes and fixtures, spacious layouts, and a selection of elevations to catch your eye from the curb—crafted to complement the quaint character of the town.

See Schomberg

Schomberg offers a blend of modern and historical comforts. There's a grocery store and plazas with your fast favourite franchises, a hardware store, a pharmacy, a mechanic, and an LCBO and Beer Store, all less than a few minutes from home.

Walk out your front door and up Main Street and the atmosphere changes. You'll find wonderful small businesses and community staples: a bake shop, a butcher, a vintage goods store, the local pubs, coffee vendors, the town library and community hall.

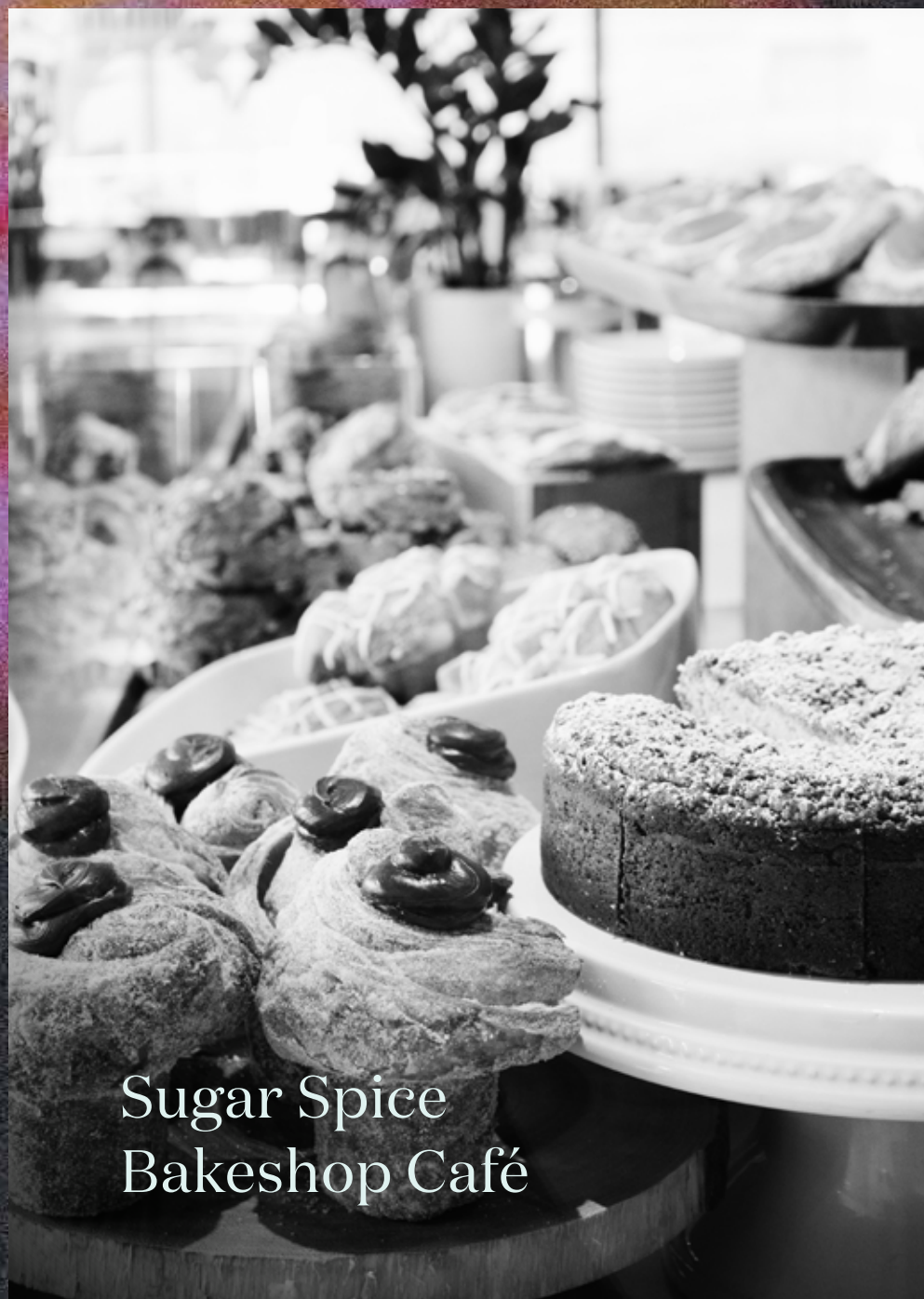
For young families, there are schools and a recreation centre. For pet owners, there are several local vet clinics.







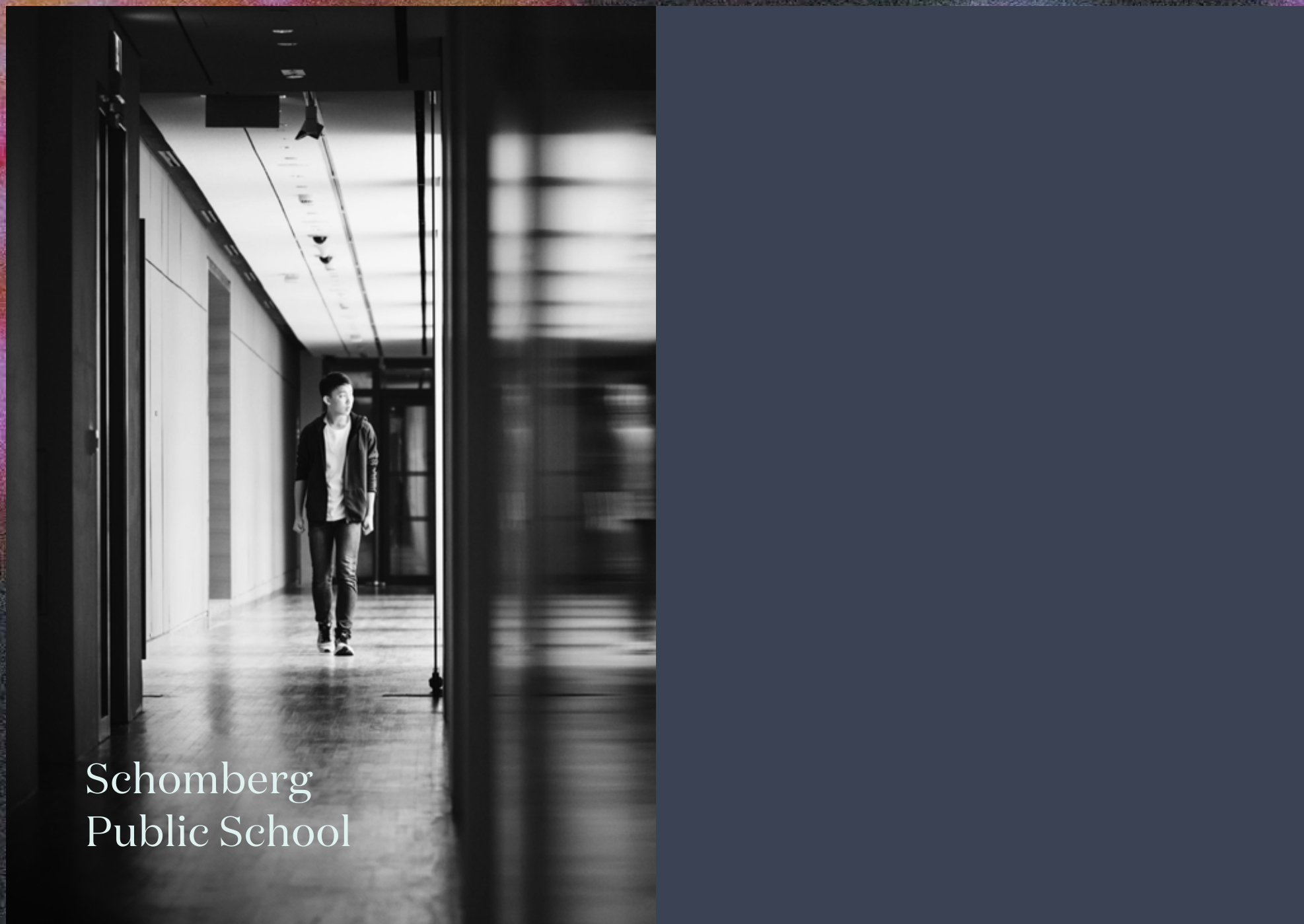
Main
Street



Sugar Spice
Bakeshop Café



Vintage
Peony



Schomberg
Public School



Settle in





Explore

If you can't find what you're looking for in town, you're just north of Nobleton which has an even wider selection of community programming and sports leagues.

Drive 20 minutes east and you're in Newmarket, which has the largest mall in the area, the top hospital in the region (with some of the shortest ER wait times), and big box stores and services.

If you're looking to get away without going too far from home, there's Hockley Valley. It's a golf and ski resort with menus assembled by top chefs, a rare collection of cured meats and wines, and a garden where they grow all the produce for their dishes.

9

MINUTES TO

Nobleton Lakes
Golf Club

10

MINUTES TO

Highway
400

17

MINUTES TO

Upper
Canada Mall

20

MINUTES TO

Villanova
College

24

MINUTES TO

Southlake
Hospital

25

MINUTES TO

The Country
Day School

26

MINUTES TO

Pickering
College

30

MINUTES TO

Hockley
Valley Resort

Step outside

King Township has become one of the most sought-after real estate locations in the Greater Toronto Area. The natural beauty—its rolling hills, country roads, farms, fields and forests—is rare for an area less than an hour outside one of the continent’s major metropolitan centres.

Schomberg offers plenty of opportunities to enjoy all this year-round at its in-town parks, ponds, trails, and lookouts.

Restaurants

- 1 Schomberg Village Pizzeria
- 2 The Breakfast Club
- 3 Tim Hortons
- 4 The Scruffy Duck Tap, Grill & Music House
- 5 Sugar & Spice Bakeshop & Café
- 6 Leonardo's Pizzeria & Smokehouse
- 7 The Schomberg Pub & Patio
- 8 Craft Kitchen & Beer Bar

Recreation

- 1 Schomberg Community Farm
- 2 Trisan Centre
- 3 Fox Trail Park
- 4 Nobleton Lakes Golf Club
- 5 Pottageville Swamp Conservation Area
- 6 Hockley Valley Resort

Education

- 1 St. Patrick Catholic Elementary School
- 2 Schomberg Public Library
- 3 Schomberg Public School
- 4 Seneca King Campus
- 5 Villanova College
- 6 The Country Day School
- 7 Pickering College

Medical

- 1 Schomberg Village Pharmacy
- 2 Alvand Medical Centre
- 3 Cortellucci Vaughan Hospital
- 4 Southlake Hospital

Bank & Gas

- 1 Shell
- 2 Petro-Canada
- 3 RBC

Shopping

- 1 Foodland
- 2 The Beer Store
- 3 Home Hardware
- 4 LCBO
- 5 Schomberg Quality Meats
- 6 Vintage Peony
- 7 Upper Canada Mall



Seneca
King
Campus



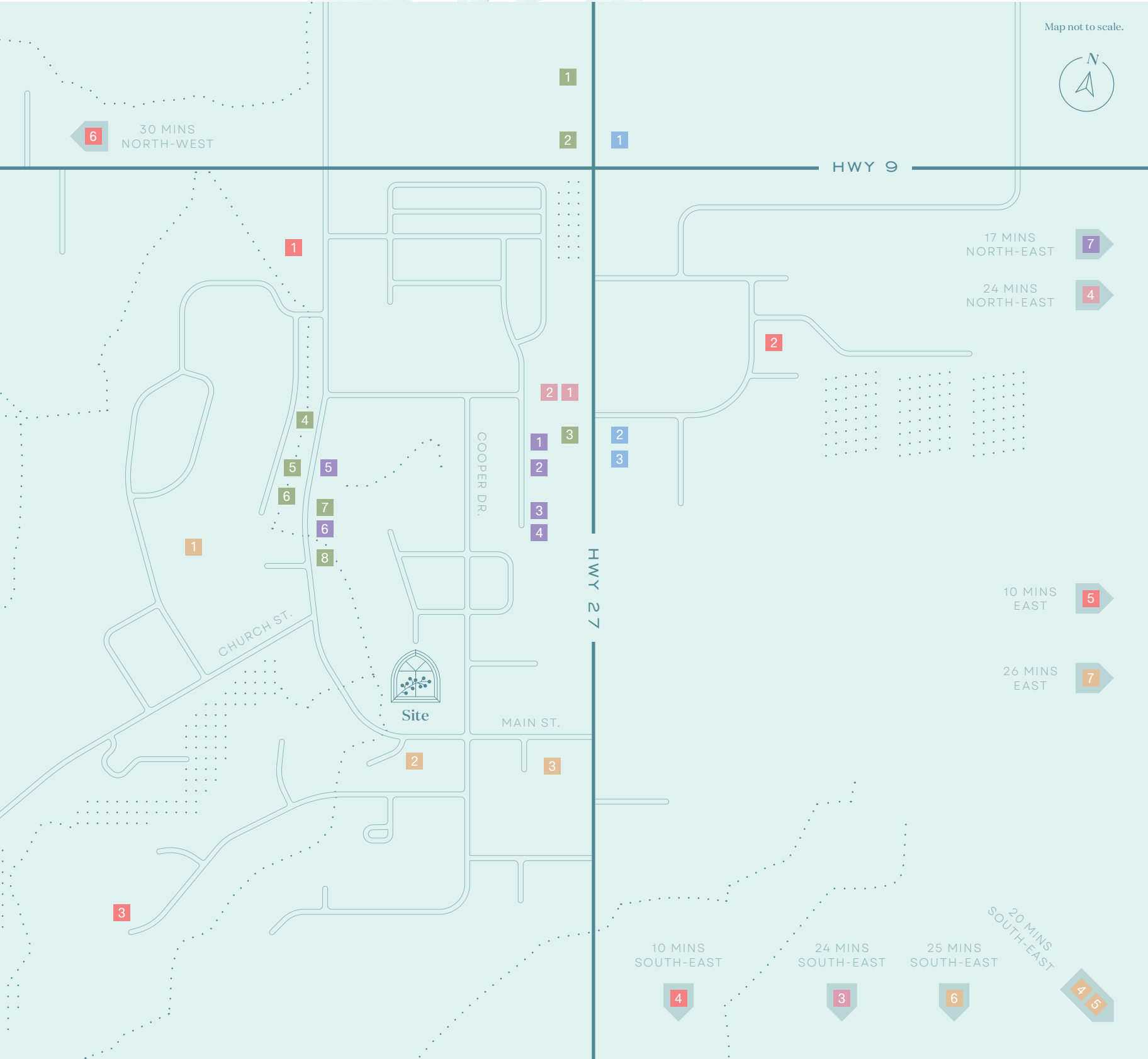
Nobleton
Lakes
Golf Club



Upper
Canada
Mall



Schomberg
Village
Pizzeria



Built for the future

Sunny Communities is committed to building sustainably, to minimize our impact on the natural world. That's why we've hired dedicated team members to focus on greening our homes.



Rendering is artist's concept.

The Townmanors of Brownsville will meet new ENERGY STAR® standards as part of our mission to incorporate new ecologically friendly practices. Contact one of our representatives to learn more.



At Sunny Communities, we develop with a specific vision in mind: To make every day in one of our homes feel like a Sunny day.



It is not just about the homes themselves, but about the security and happiness that comes from living in them. When you enter your new house or condo, we want to ignite a spark within you—one that will light the way for you to live your most passionate life.



Make Every Day A Sunny One

Our team comes with experience from a vast array of industries, providing us with the dynamic and versatile foundation on which Sunny Communities has been built.

With backgrounds spanning all aspects of real estate and development, you can trust that our team will build an exceptional home.

Our name may be new, but our history guides us as we constantly improve, grow and evolve.



The Townmanors
of Brownsville
will meet
the highest
industry standards
for energy
efficiency.

At The Townmanors of Brownsville we have committed to improve home comfort and air quality with AeroBarrier sealing technology. This added feature delivers air tightness and a higher performance envelope to keep your home energy efficient, durable and healthy.

Accredited by third-party professional, ENERGY STAR® certified homes promote healthy living and environmentally conscious building practices. From planning to execution, Sunny Communities is committed to providing the highest quality homes with comfort and energy conservation in mind.





Traditional Towns

35' Townhomes

29' Townhomes

27' Townhomes

24' Townhomes

20' Townhomes

Heritage House

Features & Finishes

Eye-Catching Exteriors

1. The Townmanors of Brownsville is an architecturally controlled community inspired by the rich heritage features of the surrounding neighbourhood.
2. Architecturally designed elevations detailed with combinations that may include brick, stone, stucco and exterior trim.
3. Low maintenance aluminum or vinyl soffits, fascia, downspouts and eaves.
4. Self-sealing architectural shingle roof with 25 year warranty.
5. Precast concrete window sills, headers, and arches, as per elevation.
6. Poured concrete front porches and poured in place concrete steps (where grading permits).
7. Municipal address plaque.
8. Covered porches & charming porticos as per elevation on rendering.
9. Elegant exterior lighting at exterior doorways.
10. Main entry featuring single or double metal insulated doors with glass window inserts, as per plan.
11. Garage overhead insulated door equipped with glass inserts as per elevation.
12. Garage walls and ceilings to be fully drywalled, taped and primed.
13. Asphalt paved base and topcoat driveway.
14. Sodded front and rear yards, narrow side yards between houses may be graveled.
15. Steel lintels to be decorated and protected with Alliance Lintel Wrap vinyl covering.

Premier Construction

1. Poured concrete foundations with damp proofing, drainage board and weeping tiles (where applicable)
2. Reinforced garage floors and grade beams (where applicable).
3. Spray foam insulated garage ceilings below livable areas as well as exterior cantilevered spaces.
4. All windows and doors insulated and sealed with expanded foam and caulked on the exterior.
5. ENERGY STAR® vinyl low-e coloured casement windows on all elevations.
6. Tongue and groove subfloor glued and screwed on engineered floor joist system. Landings and sunken areas may be dimensional lumber.
7. 2" x 6" exterior walls with exterior insulated sheathing.
8. Townhome demising wall double drywalled for increased fire protection and reduced sound attenuation.
9. ENERGY STAR® heat recovery ventilation appliance for improved air quality and energy efficiency.
10. ENERGY STAR® high efficiency gas heating system.
11. ENERGY STAR® insulated attic to a minimum nominal R60.
12. All ductwork to be sealed with tape.
13. Air tightness test and independent third-party ENERGY STAR® for new homes certification.

Gorgeous Interiors

1. Approximately 9'-0" ceilings on first floor, approximately 9'-0" ceilings on second floor, and approximately 8'-0" ceilings in basement (except in sunken or raised areas, stairways, dropped ceilings), as per plan.
2. Stained finish oak staircase, oak veneer stringer and nosing not including unfinished spruce basement staircase).

3. Stained-finish oak handrail with choice of stained finish colonial or square style oak pickets and posts.
4. Smooth ceiling throughout first floor. Stippled ceiling with smooth border throughout second floor (excluding bathrooms and laundry).
5. Dropped ceilings and bulkheads (where required).
6. Choice of colonial or modern trim with 4" baseboards and 2 ¾" casing throughout on all doorways, archways, closets, and windows.
7. Satin nickel interior door levers with matching hinges.
8. Choice of two panel smooth or roman smooth approximately 8'-0" high interior painted swing doors throughout first floor, and approximately 6'-8" high interior painted swing doors throughout second floor.
9. Electric "LINEAR" or box fireplace with matching black metal surround.

Fine Flooring

1. Choice of ceramic tile in foyer, main hallway, powder room, bathrooms, primary ensuite, and finished areas of laundry room, as per plan (from Vendor's standard samples).
2. 3 ¼" X ¾" stained prefinished engineered hardwood flooring on the first floor and upper hallway on second floor (excluding tiled areas), as per plan (from Vendor's standard samples).
3. Choice of 40-ounce carpeting with quality under-pad in bedrooms, as per plan (from Vendor's standard samples).

Exquisite Kitchens

1. Choice of kitchen cabinetry offered in a variety of finishes, styles and colours (from Vendor's standard samples).
2. Extended height upper kitchen cabinets.
3. Breakfast bar in kitchen with extended flush bar top (as per applicable plan).
4. Solid granite countertop with polished edges (from Vendor's standard samples).
5. Stainless steel double bowl undermount kitchen sink with chrome single level pullout faucet.
6. Stainless steel exhaust hood fan over stove area, vented to exterior.
7. Rough-in plumbing and electrical for future dishwasher.

Pristine Bathrooms

1. Choice of quality bathroom cabinets with choice of laminate countertops (from Vendor's standard samples).
2. Quality ceramic wall tiles in tub and shower enclosure to ceiling height (where applicable).
3. Pre-formed, round edged laminate countertop with an overmount vanity sink in all bathrooms.
4. Primary ensuite ONLY to receive double vanity sinks (as per applicable plan).
5. Stunning freestanding soaker bathtub with Roman tub filler in primary ensuite (as per applicable plan).
6. Separate bathroom shower stall in Primary Ensuite (as per plan) to include a waterproof pot light and framed glass enclosure with shower door, and tile to ceiling height of shower enclosure. 2" x 2" mosaic tiles on shower stall floor.
7. Main bath and/or secondary ensuite to receive an acrylic soaker tub with ceramic wall tile to ceiling height (as per plan, from Vendor's standard samples).
8. White pedestal sink in powder room with single level faucet (as per plan).

9. Wall mounted mirrors included in all bathrooms and powder rooms.
10. Privacy locks on all bathroom doors.
11. Chrome finish faucets for all vanities and showers (as per plan, from Vendor's standard samples).
12. High efficiency water saving white toilets in all bathrooms.
13. ENERGY STAR®-efficient exhaust fans in all bathrooms.

Plush Laundry

1. Laundry room on second floor to receive a stainless steel drop-in sink with base cabinet and laminate countertop, and chrome faucet (as per applicable plan).
2. Hot and cold laundry taps for washer with heavy duty wiring and venting for dryer.

Optimized Utilities

1. 200 AMP electrical service with circuit breaker panel and copper wiring throughout.
2. Conduit pipe in garage for future electric car charging station.
3. Decorative exterior light fixtures at front and rear of home.
4. Heavy duty wiring and receptacle for stove and dryer.
5. Two exterior waterproof electrical outlets (one at the front porch and one at rear yard).
6. Holiday plug-in mounted on front elevation soffit, operated on a separated switch.
7. Four pot lights in great room on a separated switch.
8. Screwless plate plugs and switches throughout.
9. One electrical outlet on garage ceiling for future garage door opener.
10. White Decora switches and receptacles throughout.
11. Rough-in for future central vacuum system on first and second floor with cover plates on all outlets, terminated in garage for future connection.
12. Dryer vent to exterior in laundry area.
13. Three RG6 rough-ins, locations to be determined by homeowners.
14. Three CAT5 rough-ins, locations to be determined by homeowners.
15. Three USB outlets combination electrical receptacles, locations to be determined by homeowners.
16. Three-piece rough-in to basement, location to be determined by vendor.
17. Electric front door chime.
18. Hard-wired smoke detectors and carbon monoxide detectors to be installed as per Ontario Building Code.
19. Water softening maintenance system.
20. Two exterior hose bibs are included, one in garage and one at rear.

Warranty Program (Tarion)

1. Home covered by and enrolled in Tarion.
2. Seven-year major structural warranty and 2-year coverage on electrical, plumbing, heat delivery and distribution system, as outlined by Tarion.
3. One year free from defects in material and workmanship.



Sunny Communities reserves the right to substitute materials of equal or better quality without notice, subject to availability at time of construction. All selections on finishes from Vendor's standard samples, sizes, and specifications subject to change without notice. Photos are for representation purposes only. E.&O.E. August 2021.

Standard Lot (STD) Conditions

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

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

Stoop Lot (STOOP) Conditions

Where stoop conditions are applicable the following features are included:

- Low maintenance pressure treated entry deck from ground floor with (4 to 5) steps to grade.

Look Out Basement (LOB) Conditions

Where Look Out Basement (LOB) conditions are applicable the following features are included in the applicable premium:

- Larger rear ENERGY STAR® basement windows where grade permits (changes to window size will be determined during construction by grade condition).
- Low maintenance pressure treated deck from ground floor with steps to grade.
- Additional brick, stone or siding as applicable from concrete foundation at rear.
- NOTE: look out conditions may alter the location of basement windows.

Walk Out Basement (WOB) Conditions

Where Walk Out Basement (WOB) conditions are applicable the following features are standard and included:

- Larger rear ENERGY STAR® basement windows.
- Additional rear light to patio door and additional exterior electrical outlet on basement level.
- Low maintenance pressure treated deck from ground floor.
- Additional brick, stone or siding as applicable from concrete foundation at rear.
- ENERGY STAR® patio door from basement includes four (4) precast concrete patio slabs and stone (where applicable).

General Notes

1. All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards & tolerances. Measurements may be converted from imperial to metric or vice versa & actual product size may vary slightly as a result.
2. All references to features and finishes are as per applicable plan or elevation and each item may not be applicable to every home. Location of features and finishes are as per applicable plan or at the Vendor's sole discretion.
3. All features and finishes where Purchasers are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections.
4. Variations from Vendor's samples may occur in materials and finishes due to normal production processes.

Design your way



Our design centre offers an endlessly customizable selection of fresh finishes including tiling, hardware, countertops, backsplashes, and accents.



Our in-house designers will provide the expertise you need to create a home that suits your tastes.

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SunnyCommunities.com

OF BROWNSVILLE

