

SOLARA

Adult Lifestyle Bungalow Collection



Artist's concept Architectural Rendering

SOLARA bungalows is a limited collection of only 44 adult lifestyle bungalow townhomes nestled in the heart of Morris Village; Rockland's desirable master planned community. Designers focused on specific niche requirements of adult lifestyle home buyers. **SOLARA** incorporates elevated design features and finishes usually reserved for custom homes.

- Freehold title home and lot ownership with a variety of floor plans and lot sizes.
- Professionally designed landscaping with centrally located park.
- Extensive use of planting and perimeter fencing.
- Pathway connection to community multi-purpose pathway system.
- Attached garages with direct house access.
- 9'± high basements.
- Additional off-street visitor parking.
- Dark Sky L.E.D. exterior lighting.

FREEHOLD home ownership with co-tenancy private street

SOLARA is not a condominium. Home buyers have freehold title ownership of their home and their lot. They are also owners as tenants in common of the private internal street through the reciprocal/common elements co-tenancy agreement that's registered on title. Street snow clearing is arranged by co-tenancy management for a modest monthly fee that also includes seasonal maintenance program services. The private street and maintenance program help define **SOLARA** as an exclusive gated-style neighbourhood.

SOLARA SEASONAL maintenance program



SOLARA home buyers enjoy more leisure time from the reduced need to maintain their properties. Lawn mowing and driveway snow clearing are taken care of by a seasonal maintenance program service managed by the co-tenancy. Interior lots include rear yard access easements for lawn maintenance. No need for lawn mowers and snow shovels.

LANDSCAPING

- Landscaping designed by accredited Landscape Architect.
- Interlock walkway from driveway to main entrance steps.
- Asphalt paved driveway from street curb to recessed garage.
- Passive parkland open space and permanent community entrance feature.
- Interlock pathway connection to community pathway system.
- Contemporary design "Dark-Sky" L.E.D. street lighting to help reduce nuisance glare.
- Perimeter commercial grade black chain-link fence per approved landscape plans.
- Rear yard patio and/or raised pressure-treated wood deck per plans (model dependent).
- Canada Post community mailboxes.
- Off-street visitor parking.

EXTERIOR FEATURES / FINISHES

- Professionally designed streetscaping and exterior building finishes.
- Contemporary architectural style with masonry, accent panels and prefinished siding, trim, soffit and fascia. Building exteriors are finished with low maintenance materials.
- Exterior colour schemes are pre-determined.
- Garage with transom glass and sectional overhead door.
- Insulated front door with glazed panel (sidelight &/or transom, model dependent).
- Oversized windows with pre-finished frames. Low-E glass and Argon-gas filled sealed glazing units.
- L.E.D. "Dark-Sky" exterior soffit lighting at main entrance, garage and rear entrance to help reduce nuisance glare and light pollution. Exterior front lighting is photo-cell controlled.

INTERIOR FINISH OPTIONS

There are two available interior finish option packages:

● **PRESTIGE** (premium standard)

● **ELITE** (premium upgrade)

PRESTIGE is the standard premium finish quality that's included in the base purchase price. **ELITE** is the upgraded premium finish quality that's in addition to the base purchase price. Products affected by finish option packages include interior trim, doors, hardware, kitchen cabinets, counter tops, closet organizers, flooring, plumbing fixtures, plumbing controls and lighting fixtures.

Features |

PERSONALIZING

In addition to interior finish options, **SOLARA** bungalows can be personalized with pre-designed 9'± high finished basements as well as other popular options. Personalizing is subject to construction cut-off times and may require extended time for completion.

Where model homes include items such as appliances, window coverings, decorator items, air-conditioning, fireplace, furnishings, custom paint colours, upgraded finishes, eavestroughing and security systems, such features are for display purposes only and not included in the base purchase price.

Information plans and images are preliminary and subject to change without notice E. & O.E.

