

TIMBER TRAILS
BOWMANVILLE

33'

DETACHED HOME COLLECTION



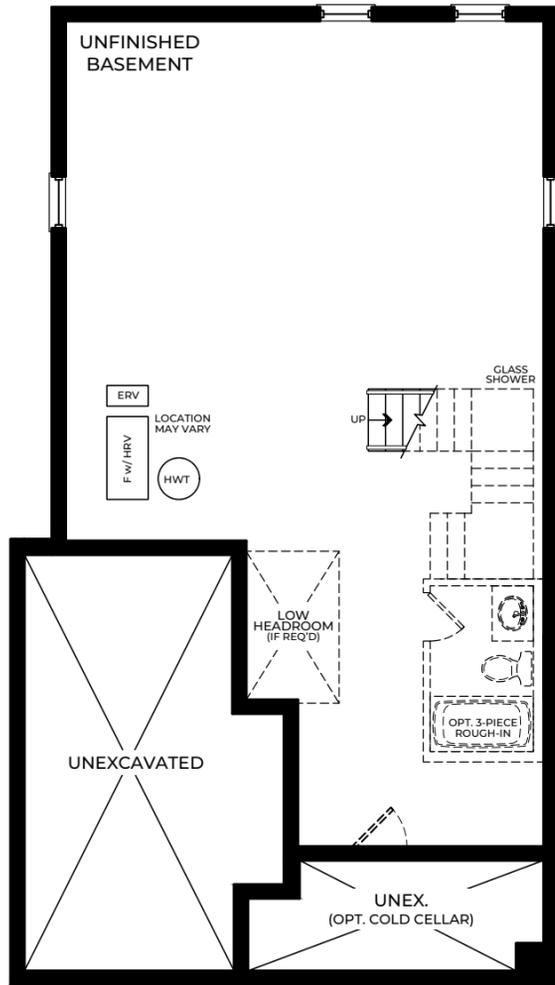
Follow the *trail home*

Bright and beautiful, every 33' detached home welcomes you to a world of comfort and style. Find the perfect fit for your family at Timber Trails with our flexible modern designs.

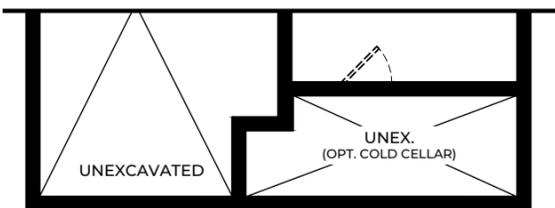
The Ash

ELEV. A 1,818 SQ. FT. | ELEV. B 1,819 SQ. FT. | ELEV. C 1,856 SQ. FT.
3 BED 2.5 BATH

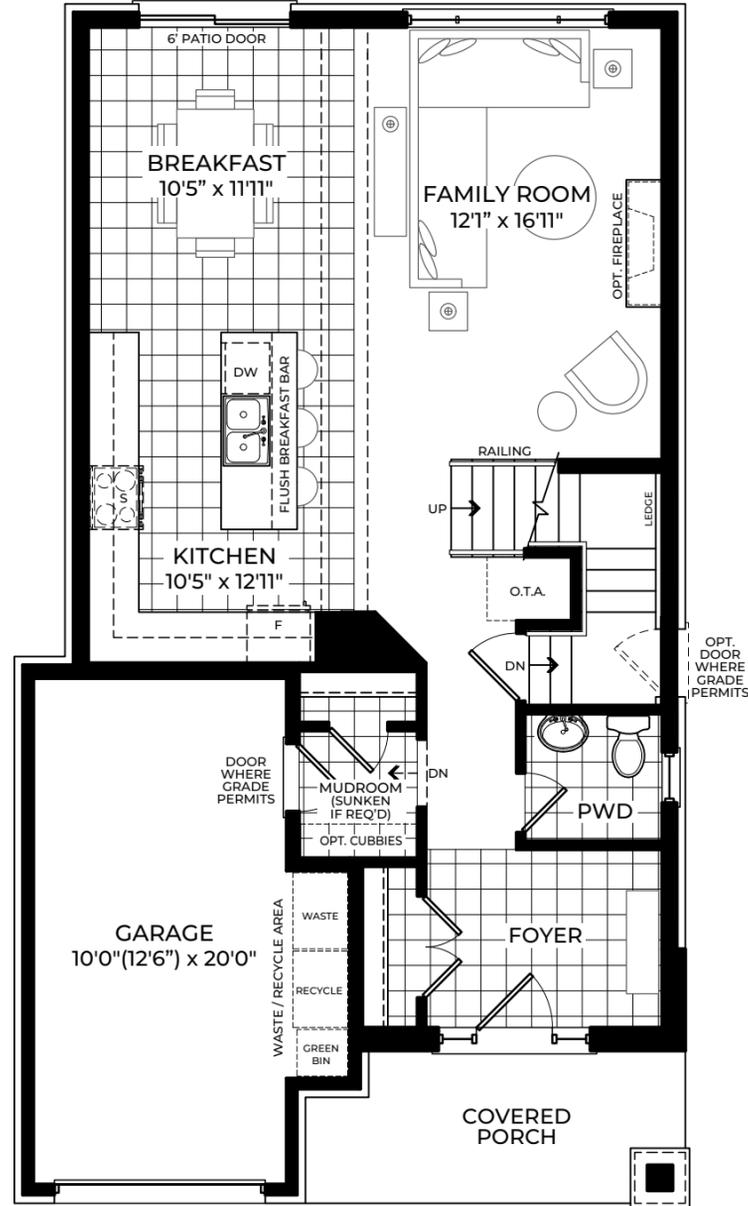




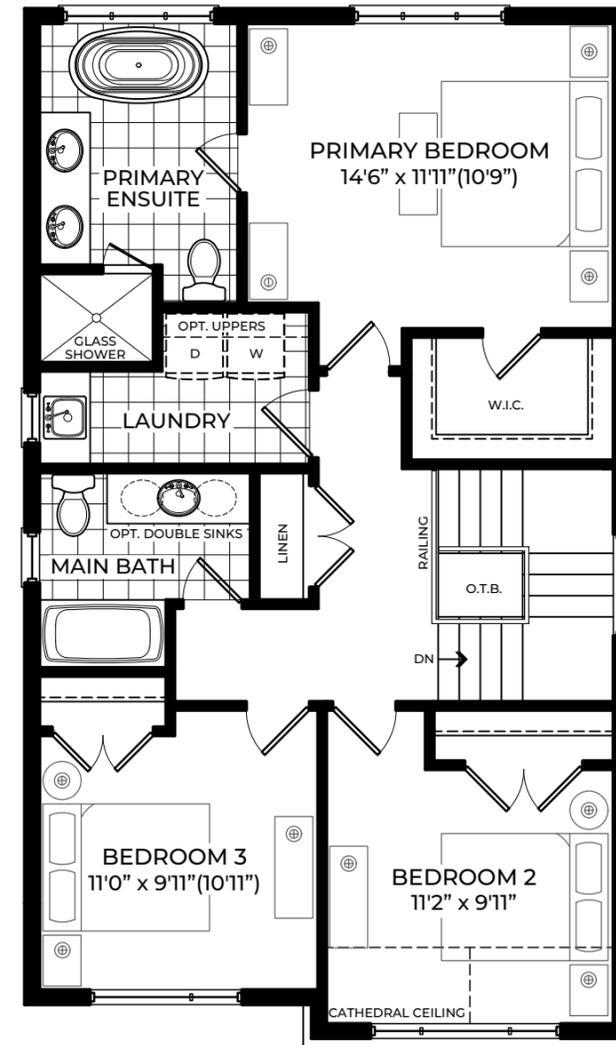
BASEMENT FLOOR ELEV. A & C



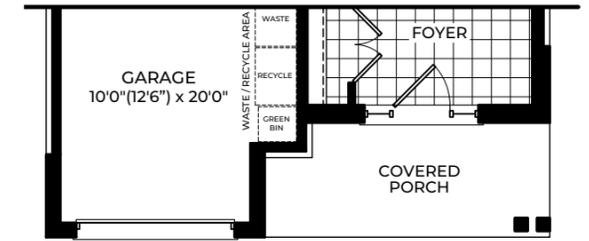
PART. BASEMENT ELEV. B



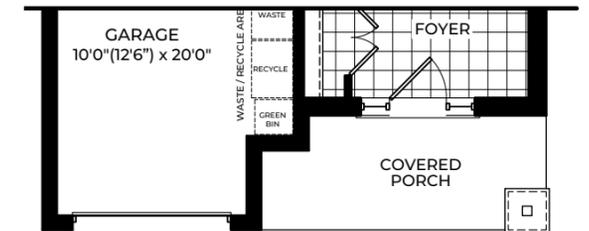
GROUND FLOOR ELEV. A



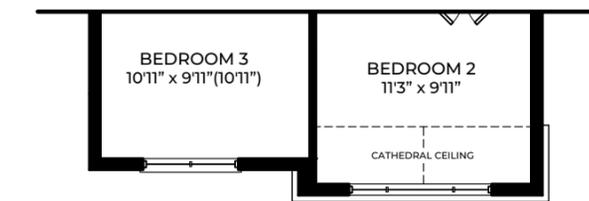
SECOND FLOOR ELEV. A



PART. GROUND FLOOR ELEV. B



PART. GROUND FLOOR ELEV. C



PART. SECOND FLOOR ELEV. B

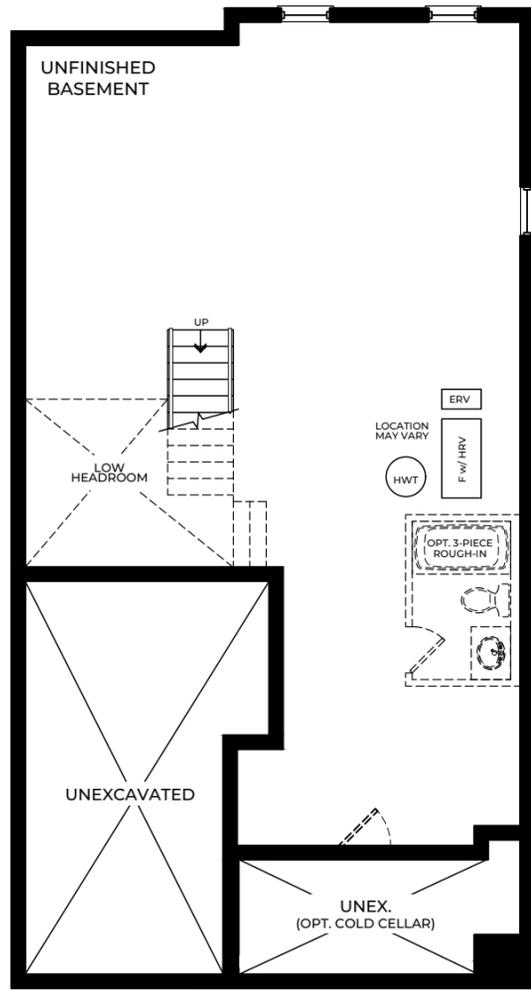


PART. SECOND FLOOR ELEV. C

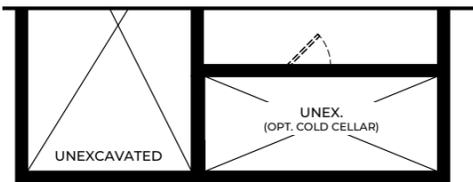
The Skye

ELEV. A 2,049 SQ. FT. | ELEV. B 2,054 SQ. FT. | ELEV. C 2,085 SQ. FT.
3 BED 2.5 BATH

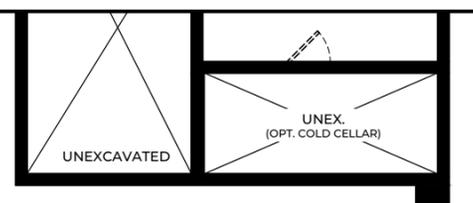




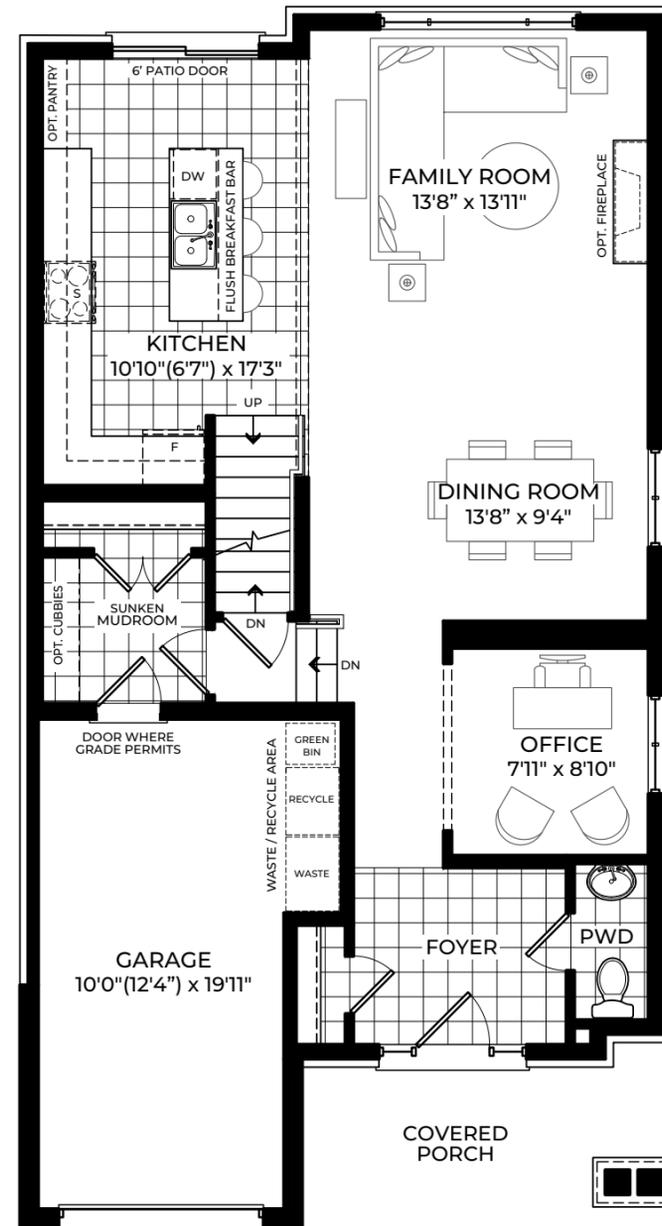
BASEMENT FLOOR ELEV. A



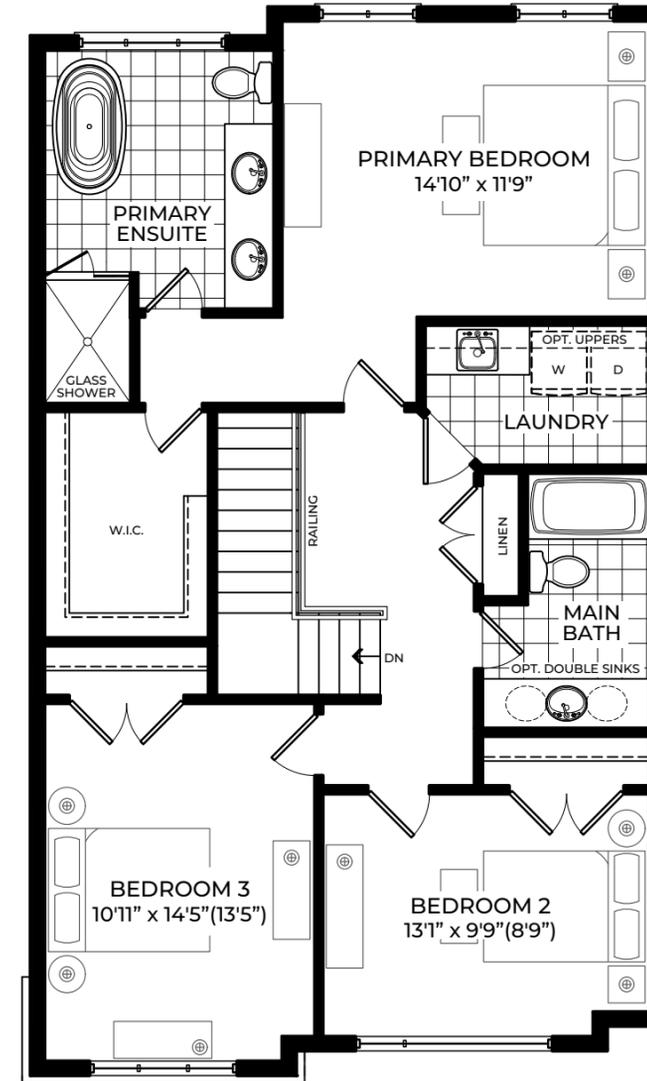
PART. BASEMENT ELEV. B



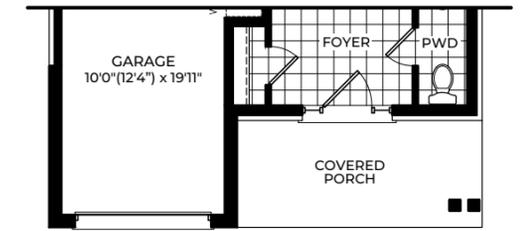
PART. BASEMENT ELEV. C



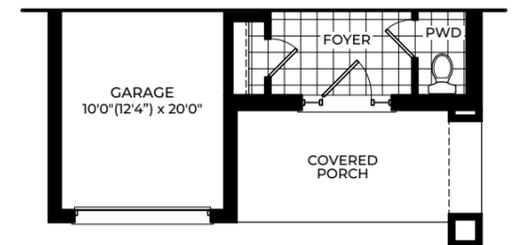
GROUND FLOOR ELEV. A



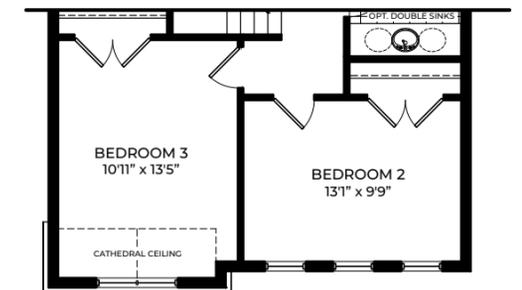
SECOND FLOOR ELEV. A



PART. GROUND FLOOR ELEV. B



PART. GROUND FLOOR ELEV. C



PART. SECOND FLOOR ELEV. B



PART. SECOND FLOOR ELEV. C

The Creek

ELEV. A 2,238 SQ. FT. | ELEV. B 2,205 SQ. FT. | ELEV. C 2,241 SQ. FT.
4 BED 2.5 BATH



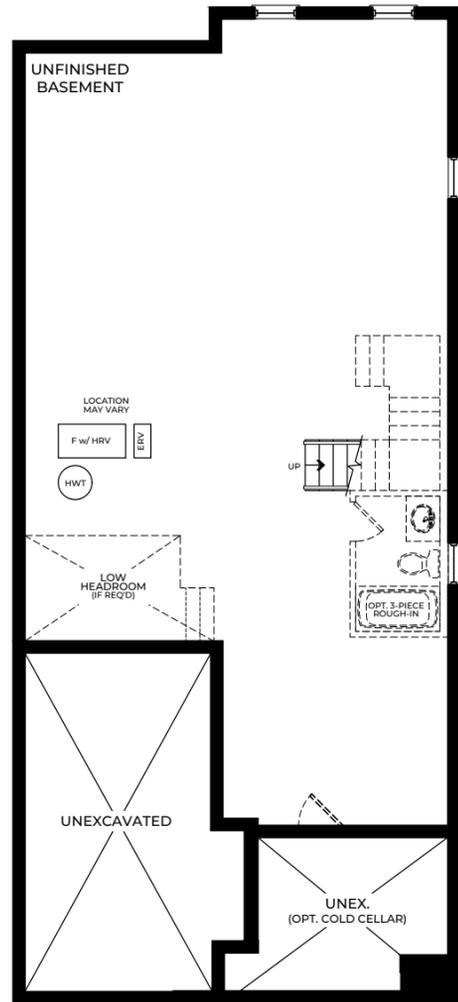
The Summer

ELEV. A 2,419 SQ. FT. | ELEV. B 2,415 SQ. FT. | ELEV. C 2,460 SQ. FT.
4 BED 3.5 BATH

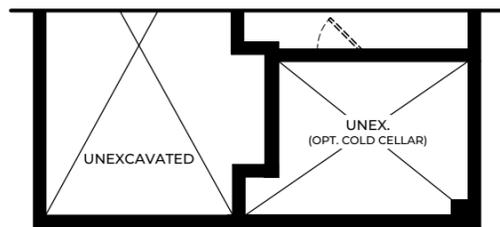


The Summer

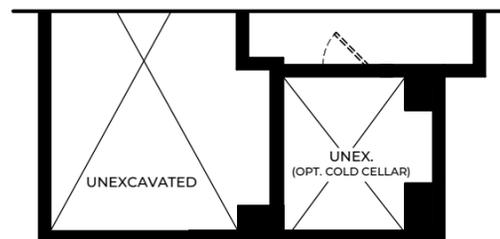
ELEV. A 2,419 SQ. FT. | ELEV. B 2,415 SQ. FT. | ELEV. C 2,460 SQ. FT.
4 BED 3.5 BATH



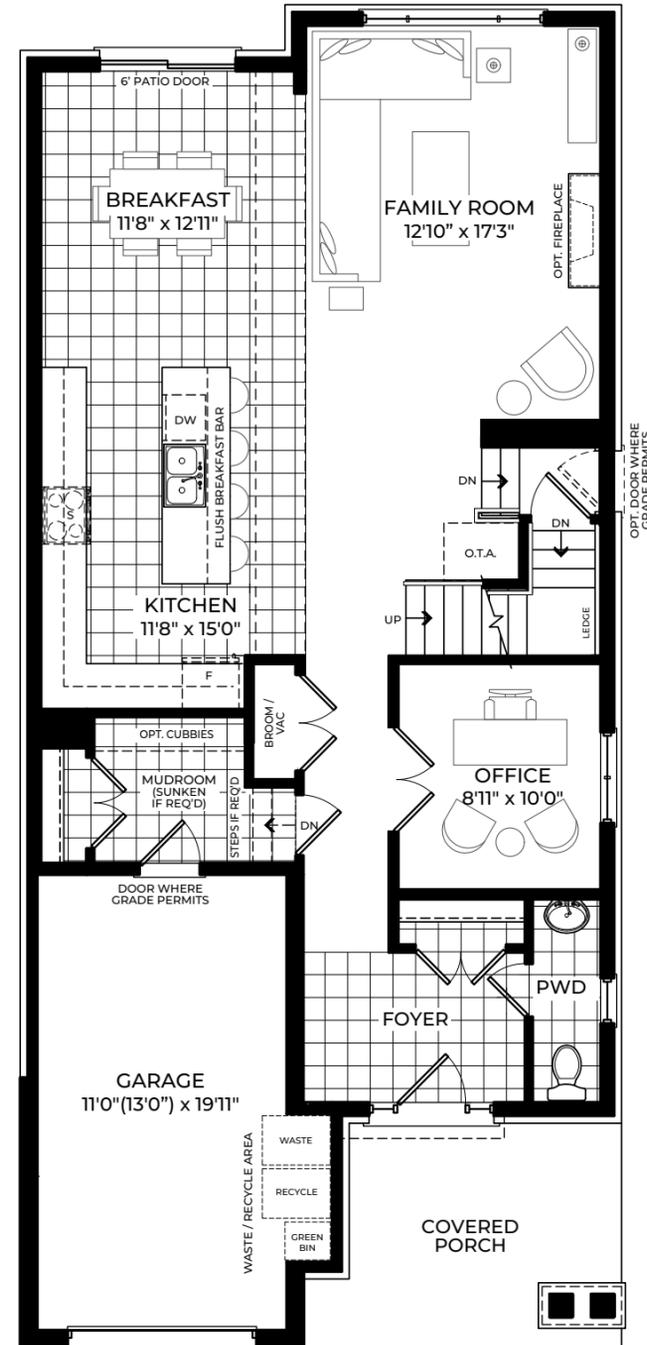
BASEMENT FLOOR ELEV. A



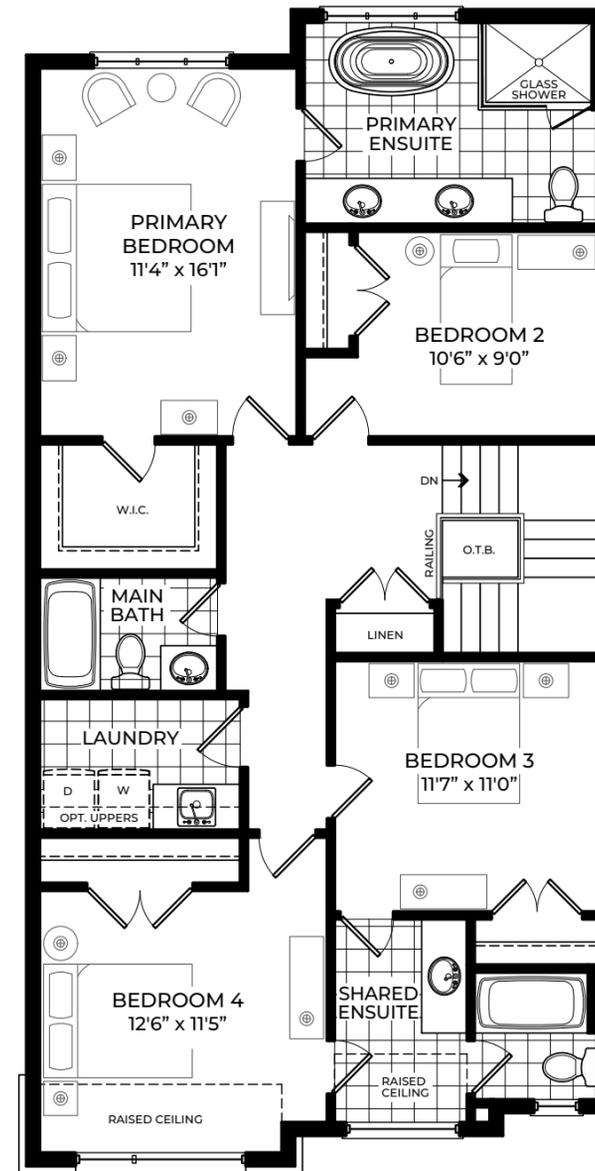
PART. BASEMENT ELEV. B



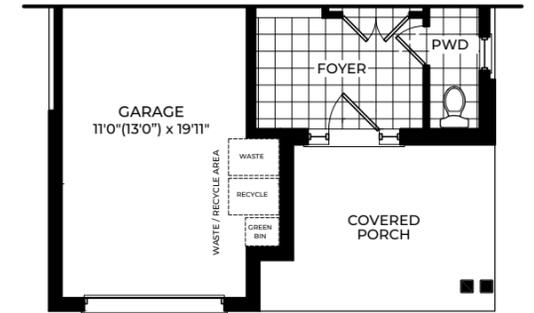
PART. BASEMENT ELEV. C



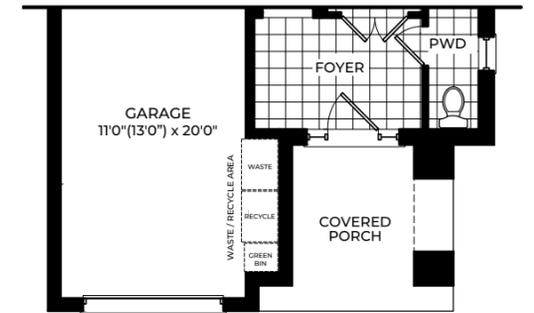
GROUND FLOOR ELEV. A



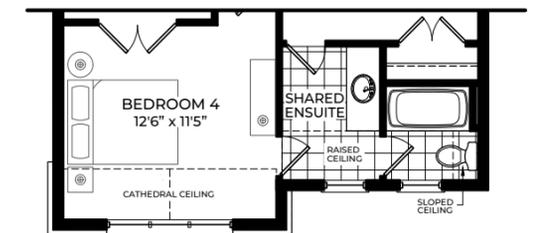
SECOND FLOOR ELEV. A



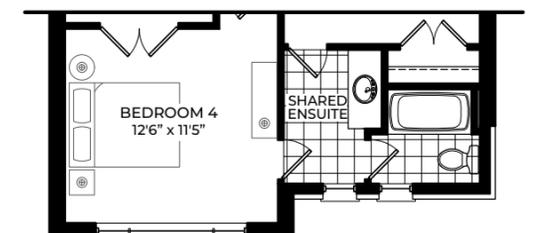
PART. GROUND FLOOR ELEV. B



PART. GROUND FLOOR ELEV. C



PART. SECOND FLOOR ELEV. B



PART. SECOND FLOOR ELEV. C

The Briar

ELEV. A 2,569 SQ. FT. | ELEV. B1 2,578 SQ. FT. | ELEV. B2 2,625 SQ. FT. | ELEV. C 2,625 SQ. FT.
4 BED 3.5 BATH



ELEVATION C



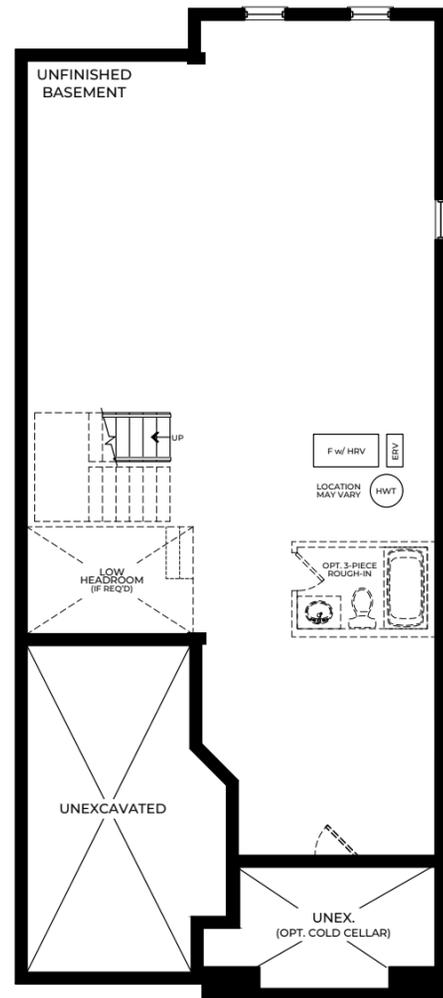
ELEVATION A



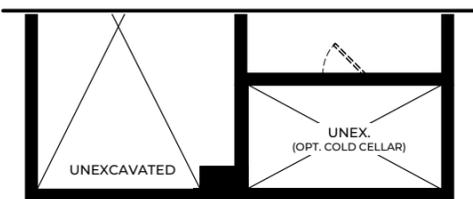
ELEVATION B1



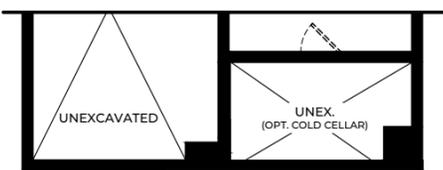
ELEVATION B2



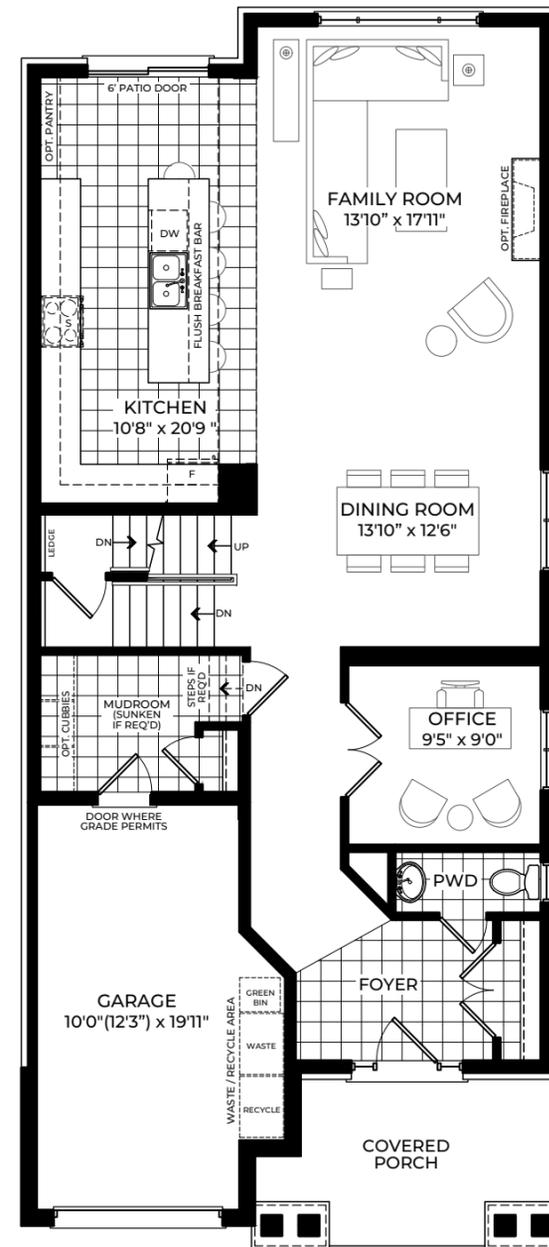
BASEMENT FLOOR ELEV. A



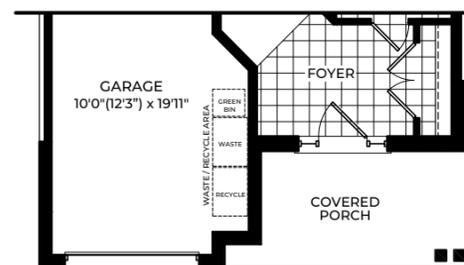
PART. BASEMENT ELEV. B1



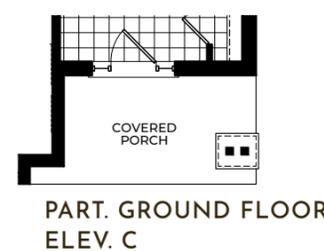
PART. BASEMENT ELEV. C



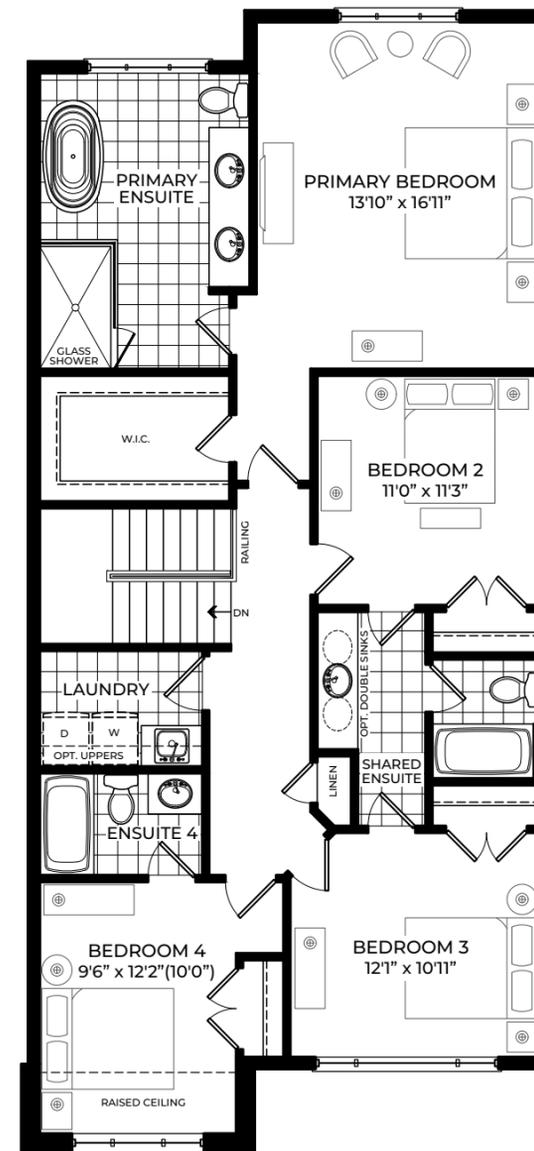
GROUND FLOOR ELEV. A



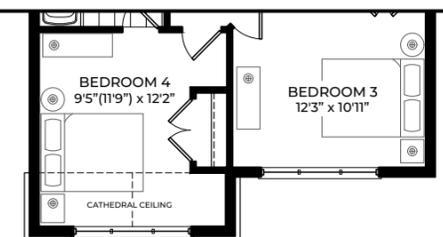
PART. GROUND FLOOR ELEV. B1



PART. GROUND FLOOR ELEV. C



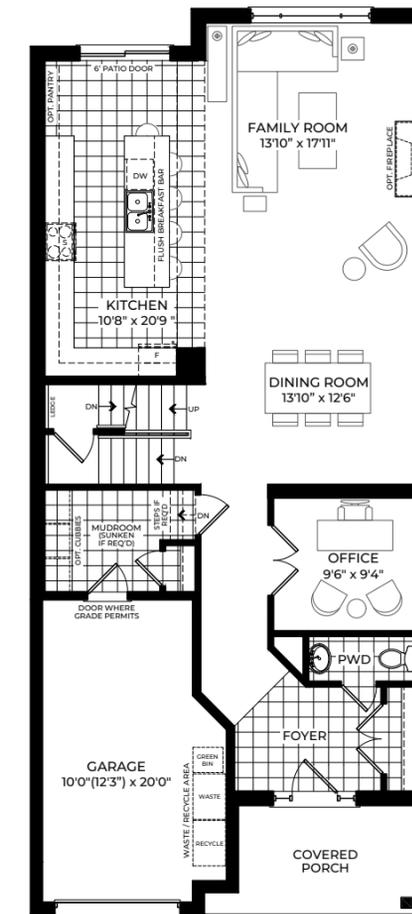
SECOND FLOOR ELEV. A



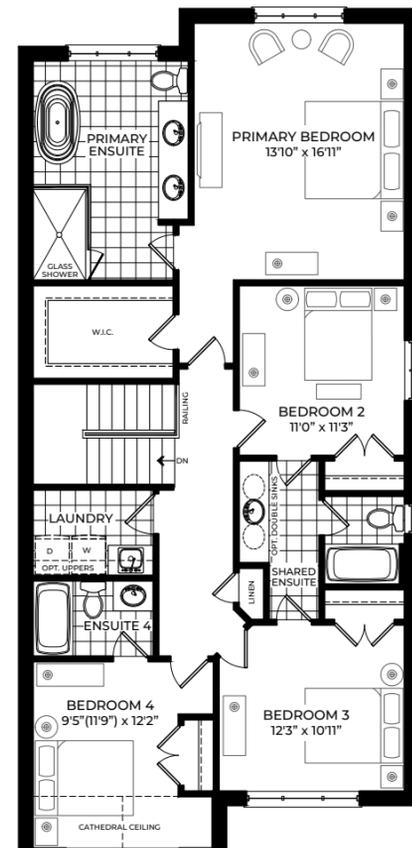
PART. SECOND FLOOR ELEV. B1



PART. SECOND FLOOR ELEV. C



GROUND FLOOR ELEV. B2 BRICK & STONE



SECOND FLOOR ELEV. B2 BRICK & STONE

The Aurora

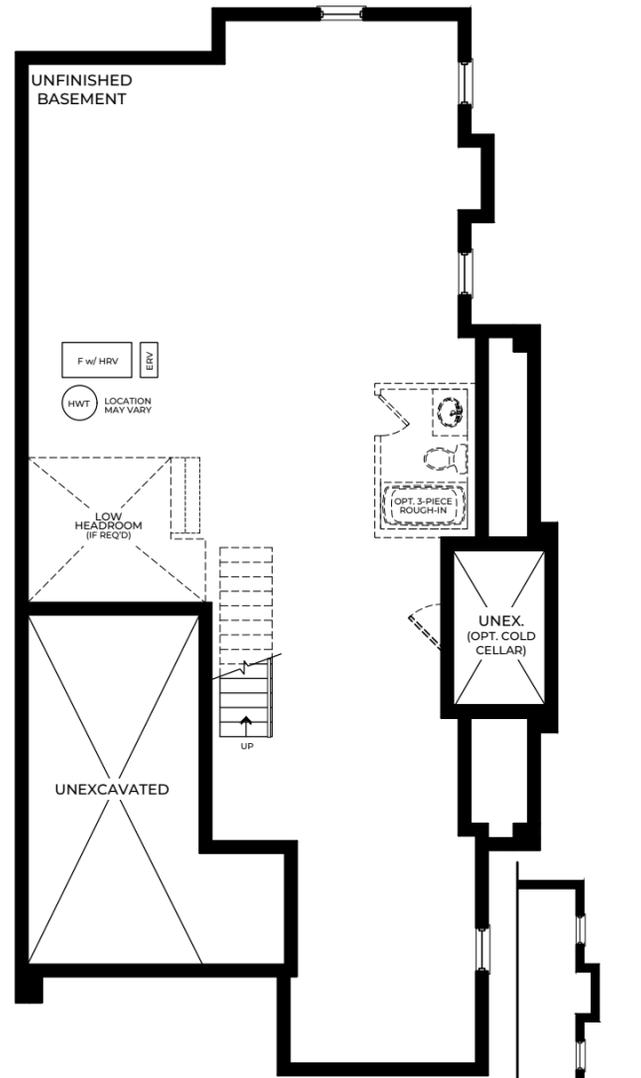
ELEV. A 2,708 SQ. FT. | ELEV. B 2,699 SQ. FT.
4 BED 3.5 BATH



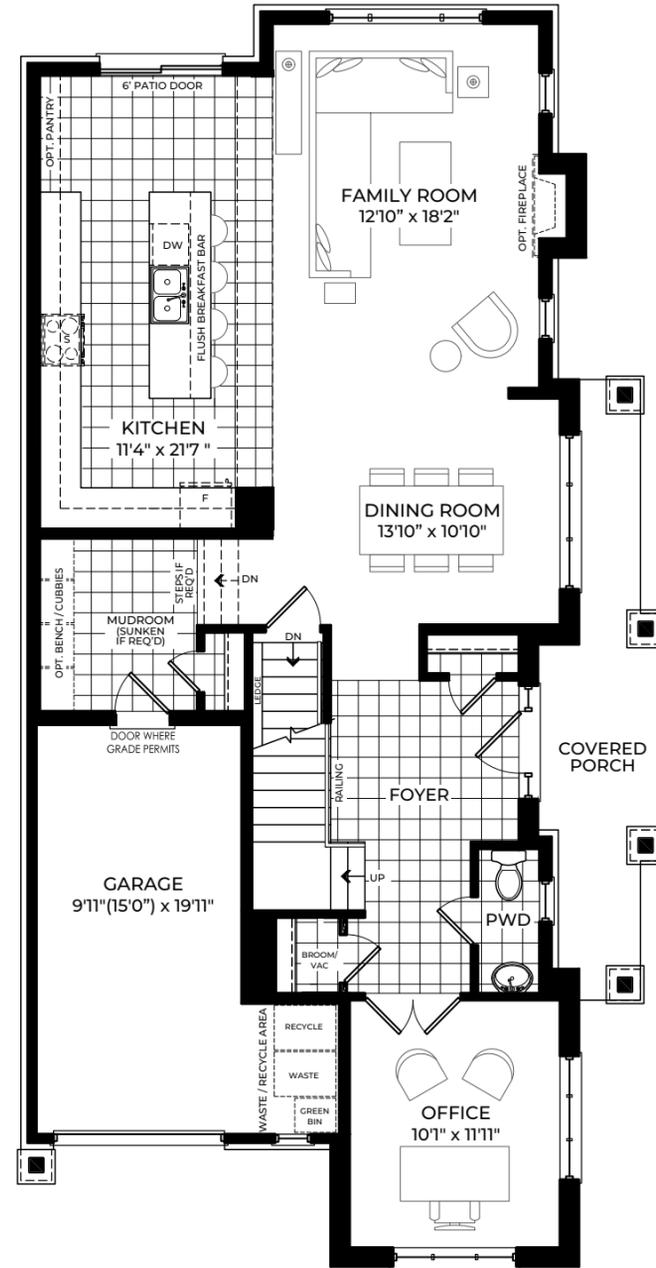
ELEVATION A



ELEVATION B

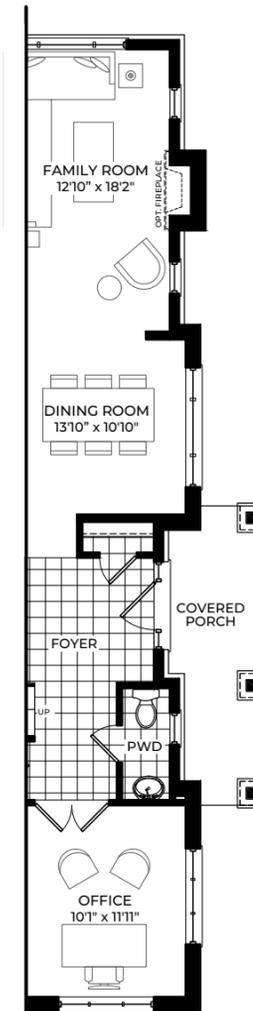


BASEMENT FLOOR ELEV. A



GROUND FLOOR ELEV. A

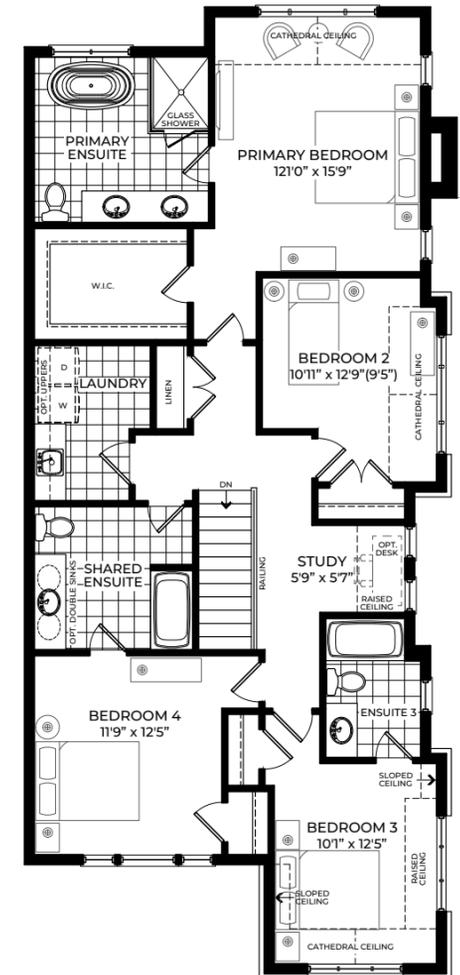
PART. BASEMENT ELEV. B



PART. GROUND FLOOR ELEV. B



SECOND FLOOR ELEV. A



SECOND FLOOR ELEV. B

HIGH PERFORMANCE HOMES FOR A SMARTER FUTURE

A High Performance FarSight Home is a home that...

Lives Better.

Works Better.

Lasts Better.



Our High Performance Homes enable homeowners to better control comfort, indoor air quality and energy use. As a trusted new home builder, we have a responsibility to our residents, our communities, and our planet to build every home to a higher standard of durability and sustainability by exceeding the **ENERGY STAR® for New Homes** certification standards. And the result? A community rooted in nature, with a dedication to preserving the land we live on.



ENERGY STAR® for New Homes *AND BEYOND*

It's a symbol we all respect. An ENERGY STAR® certified home is guaranteed to use an average of 15-20% less energy than a standard home. Through a combination of enhanced airtightness, improved insulation, and high performance HVAC systems, our homes are built to offer a level of performance a step above **ENERGY STAR® for New Homes** requirements. Superior craftsmanship and a better performing home is our guarantee.

The Benefits of *High Performance Homes*



Fresh Air Control

An integrated, high efficiency fresh air system combined with a high performance enclosure gives every family optimum control over indoor air quality.



Comfort Control

Your home is easily controlled. Warm in the winter and cool in the summer.



Craftsmanship + Durability + Resilience

High performance homes require a keen eye for detail and highly skilled trade partners. Our competitors may build for today and to the minimum building code, but we build our homes far beyond the minimum – we build every home for a better future.



Energy Cost Control

A home future proofed against the rising cost of energy resources, with advanced mechanical systems and high performance walls and windows, this home is prepared to manage energy costs today and into the future.



Better Durability & Sustainability

It's an ongoing commitment. Building better today to reduce the impact on the future. Our homes enable homeowners to reduce operational carbon emissions beyond that of a standard "building code home."

A Step *Above* the Rest

See exactly how your FarSight High Performance Home will be constructed at Timber Trails compared to our competitors and current industry standards. Your home will be built to exceed future building codes and **ENERGY STAR® for New Homes** standards.



Your Home Performance: *10 Years of Energy Savings*



Estimated Operational Green House Gases Reduced Over 10 Year Period



Estimated Number of Gigajoules (GJ) Saved 10 Years



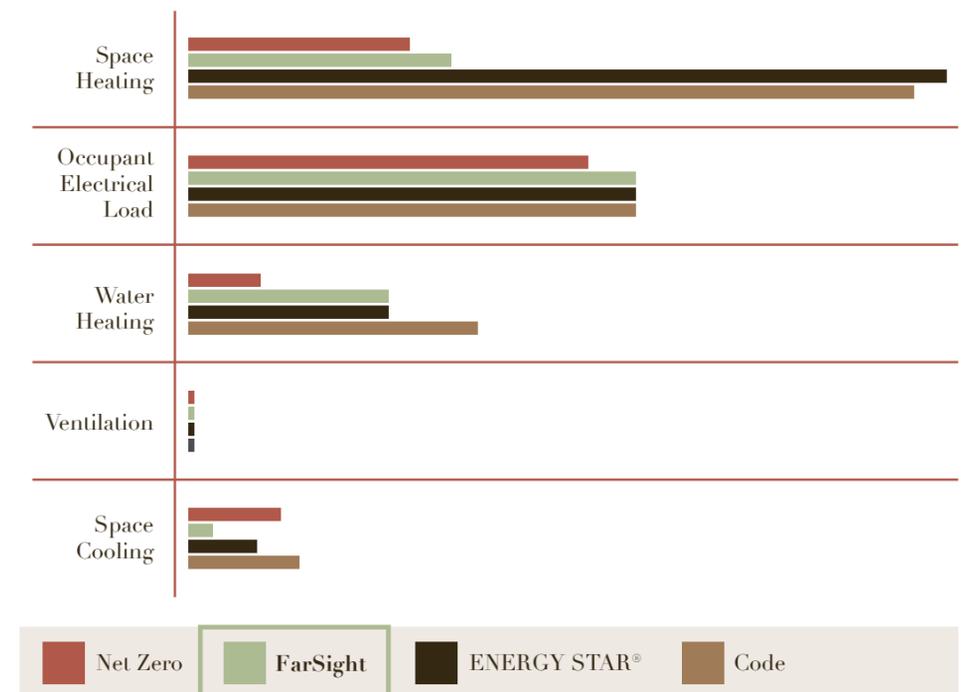
Estimated Number of Litres of Auto Gas Worth of Energy Offset



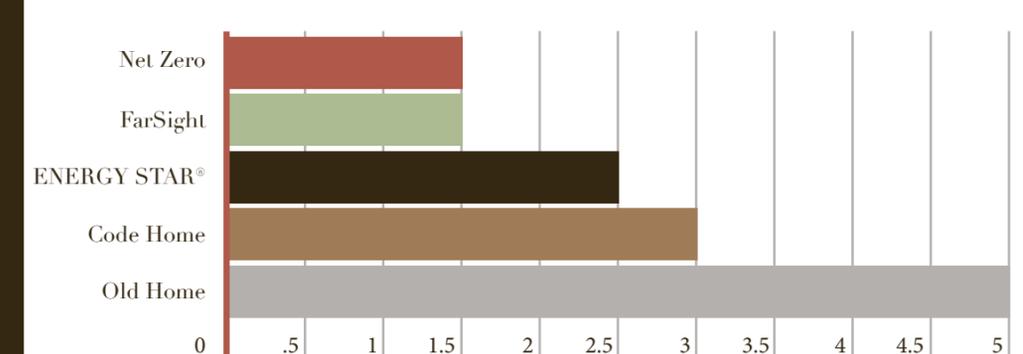
Estimated Number Acres of Forest Needed to Sequester the Amount of GHG's Offset



Where Your Energy Goes



Air Tightness (ACH)



*Results will vary for each model.



High Performance *Home Features*

Advanced & Enhanced Insulation

You can easily control comfort in our homes. We wrap every home in more insulation than building code requires. Warm when you want to be warm and cool when you want to be cool, your home is a place to escape the elements of the outdoors while conserving energy. Our homes will meet or exceed Ontario Building Code's required standards for insulation, including R60 blown-in attic insulation, R22 batt insulated walls with R5.15 rigid continuous exterior insulation.

Detailed & Tested Airtight Construction

Detailed air leakage control and blower door testing ensure our homes are efficient, quieter and easier to control indoor air quality. Escaping air is the biggest way all Canadian homes lose control of energy, comfort and moisture (humidity). Our designers and construction trades work with third-party building science professionals to ensure every home is built strong and airtight.

Advanced Window Technology

Our windows include additional solar control, allowing the beauty of the outdoors to be enjoyed, while limiting the discomfort felt by overheating in the summertime. In the winter, these same windows reduce the amount of heat/energy loss from each home, keeping the interiors comfortable on cold winter days.

A Fresh Air System Made For Canada

The Energy Recovery Ventilator (ERV) continuously provides fresh air for everyone. Winter or Summer, this fresh air system reduces potential energy loss by up to 60-70%* while maintaining a fresh, clean smell, filtering it for a healthier indoor environment. The ERV also assists with humidity control in the winter and summer.

Ultra Efficient Heating & Cooling

High Performance Homes like ours deserve better mechanical solutions. Our heating and cooling system is specifically designed and sized for each individual home. Through combined use of electricity and natural gas, our homes enable smart, low carbon emission operation (heat pump) while providing a cost-effective resilient backup energy source with natural gas (tankless water heater).

Next-Gen Comfort Distribution System

Comfort is distributed evenly through the home using an advanced air delivery system. This system is sized specifically for each home and each room. Every system is tested and balanced by professional technicians prior to move-in.

High Efficiency Hot Water (and lots of it!)

One of the most efficient hot water heating systems around will keep the whole family satisfied with hot water, while reducing energy costs. Your home will include a rental hot water heater, which is 96% energy efficient. That means you'll enjoy more hot water at a lower cost.

Third Party, Professional Building Science Tested

Every home undergoes a 3rd party design review and onsite verification & testing by building science experts. We measure our homes performance because we care. From verifying mechanical loads and energy loads to testing the performance of our air barrier, air distribution system and fresh air ventilation technology, we believe in building science applied!

Smart Home, Smarter Controls

Conveniently located on the main floor, our temperature and ventilation controls are selected to work effortlessly with our advanced mechanical system. A smart home thermostat allows you to keep your home comfortable from anywhere and keep a schedule as unique as you are.

*Energy savings related to ventilation operation.



What is an Air Source Heat Pump (ASHP)?

An ASHP is essentially a furnace and an air conditioner in one as it heats and cools the home. There is still what looks to be a furnace in the basement, but this is an air handler. Essentially a furnace without the gas burners.

A hydronic air handler utilizes the heat from the hot water produced by the tankless water heater. When it passes by an exchanger it adds additional hot air to the system if the ASHP needs a boost on colder days.

A heating system that can work with Natural Gas or Electricity – homeowners will automatically get what is most efficient!

Capable of reducing annual operational carbon emissions by 30-40%.

Designed to run quietly and continuously, balancing the energy distribution throughout the home.

Right-sized for each home. (Old, oversized heating and cooling units result in cold spots throughout the home and issues with humidity control).

Features and Finishes



QUALITY CONSTRUCTION

- **ENERGY STAR® registered and certified.**
- 8-foot-high poured concrete basement with heavy duty damp proofing and drainage blanket membrane.
- Single or double car garages, as per plan, with steel-reinforced concrete floors.
- Basement floors to be poured concrete with floor drain.
- **First and second floors constructed with professionally engineered floor joists with 3/4" tongue and groove sub flooring, glued and screwed for maximum efficiency.**
- High quality 2"x6" wood frame construction with 1-9/16" rigid insulated structural sheathing for enhanced energy efficiency and resiliency.
- **Professionally engineered roof trusses, as per plan.**
- **Synthetic roof underlay for resiliency and peace of mind.**
- **Exterior of home sealed with air barrier for air tightness and increased energy efficiency.**
- Metal insulated entry door from garage to house, as per plan, where grade permits.
- Insulation to meet or exceed the Ontario Building Code for energy conservation and sustainability. R60 blown-in attic insulation, R22 batt insulation for exterior walls, R31 spray foam insulation in all floors above garage areas, and R20 full height blanket wrap in basement.
- **Aerobarrier application for increased airtightness and energy efficiency.**
- **All windows and doors foam sealed and caulked, and exterior to be sealed with an air barrier to promote an airtight home.**



STRIKING EXTERIOR ARCHITECTURE

- **Custom-designed exterior architecture in complementing styles, materials, and colours to create a unique community streetscape.**
- Three distinctive architectural styles including Transitional, Modern Craftsman, and Modern Farmhouse.
- Designer-selected exterior colour themes to choose from.
- Professionally designed elevations combining stone, clay brick, asphalt shingles, and durable vinyl siding including horizontal, board and batten, and shake. Painted fiberglass columns, vinyl railings, and other complementary materials included, as per plan.
- Premium metal clad insulated front doors with sidelights and/or transom window, as per elevation.
- **Energy Star® rated sliding thermo-pane glass patio doors with screens, or garden door with low-e and argon gas, as per plan.**
- Pre-finished, maintenance free aluminum soffits, frieze boards, fascia, eavestrough and downspouts.
- Self-sealing asphalt shingles with synthetic roof underlay.
- **Energy Star® rated maintenance free vinyl casement (fixed or operating) windows featuring low-e argon glazing throughout.** Window grilles, as per plan (excluding basement windows). Screens on all operating windows.
- Premium quality roll-up garage doors with decorative light inserts, as per plan and elevation.
- Lot to be fully graded and sodded except where paved.
- Walkway from driveway to front entry to have laid precast concrete pathway and steps, as per plan.
- Decorative plaque with municipal address numbers.
- **Double-coated asphalt driveway.**
- Pressure treated decks will be provided where decks are required at the rear patio, as per grade. A deck premium may be applicable.
- Where walk-out basement conditions may be applicable, the following features are included in the premium: Basement sliding patio door, rear basement vinyl casement window, pressure treated wood deck off the main floor patio door without stairs, step down brick veneer construction and an additional exterior light and electrical outlet.

MODERN ELECTRICAL, MECHANICAL & PLUMBING

- 100 AMP service with copper wiring and circuit breaker panel in accordance with the Electrical Safety Authority.
- White Decora style electrical switches and receptacles throughout first and second floors.
- Electrical outlets in all bathrooms and powder room include ground fault interrupter.
- Modern wall-mounted light over bathroom mirrors.
- Heavy duty receptacle for stove and dryer provided.
- Direct wired electronic early warning smoke detector and carbon monoxide detectors installed on each floor, including basement, and within each bedroom, as per Ontario Building Code.
- Ceiling outlet(s) provided in garage for future garage door opener(s).
- Two (2) exterior weatherproof electrical outlets with ground fault interrupters installed, one at front porch and one at rear entry.
- Door chime with doorbell at front entry.
- Exterior coach light provided at entry door and each garage door, as per plan.
- Pre-wired for two (2) CAT6 cables.
- **High efficiency air source heat pump (ASHP) with hydronic air handler providing superior heating and cooling.**
- **Digital programmable smart thermostat for enhanced comfort and energy efficiency conveniently located on the main floor.**
- **High efficiency Energy Recovery Ventilator (ERV).**
- Energy Star® rated high efficiency tankless water heater (rental).
- Exhaust fan in kitchen, all bathrooms, and laundry room, vented to the exterior.
- Rough-ins for all kitchen appliances including fridge, oven, and dishwasher, as well as a heavy duty outlet and vent for washer and dryer including an exterior vent cap.
- Durable, condensation free and noise free plastic PEX plumbing pipes and fittings throughout.
- Washer connections and laundry tub with faucet, as per plan.
- Two (2) exterior water taps with interior shut-off valves; one at rear and one in garage.



SOPHISTICATED INTERIORS

- **Soaring 9-foot ceilings on all main floors. 8-foot ceilings on second floor in Townhomes and 9-foot in 33' and 40' Detached Homes.** (excluding dropped ceiling areas).
- Elegant raised ceilings in selected rooms, as per plan.
- Smooth ceilings in Kitchen, Breakfast, Bathrooms, Powder Room, and Laundry Room. Sprayed texture ceilings with 4" smooth border in all other rooms.
- All closets to include modern white wire shelving.
- Classic raised-panel interior passage doors including bedroom closets with satin nickel finished hardware.
- High quality interior millwork including 4" baseboards and 2-3/4" casing finished in high quality white semi-gloss paint.
- All interior walls to be painted with quality latex paint. Kitchen, Laundry Room, and all Bathrooms to be semi-gloss for ease of cleaning.
- High quality 12" x 12" or 13" x 13" ceramic flooring through Foyer, Main Hall, Kitchen/Breakfast Area, Bathrooms, and Laundry Room to be selected from builder's standard samples.
- **3/4" x 3-1/4" solid red oak natural hardwood on the main floor** excluding tiled areas.
- All ceramic flooring is laid on a dry pack and thresholds are finished in metal trim.
- Your choice of luxurious 35 oz. broadloom with medium density under-pad on all non-tile areas.
- **Natural finished oak stairs, nosings and railings from main floor to second floor.** All staircases to basements to be painted construction grade spruce, as per plan.



CONTEMPORARY KITCHENS

- **Designer quality cabinetry in Kitchen with choice of finishes from builder's standard samples.**
- Extended height 40" upper cabinetry.
- Purchaser's choice of contemporary cabinet hardware from builder's standard samples.
- Premium laminate countertops in Kitchen to be selected from builder's standard samples.
- Islands and breakfast bars included, as per plan.
- Double bowl stainless steel sink with single lever faucet.

STYLISH BATHROOMS

- **Custom-built vanity in all Ensuites and Full Bathrooms, as per plan, with finish selected from the builder's standard samples.**
- Powder Room to include classic pedestal sink.
- Contemporary chrome single lever faucets throughout all bathrooms.
- Pressure balanced temperature control valves in Ensuite and Main Bath shower enclosure.
- Energy efficient water saver shower heads and toilet tanks for enhanced sustainability and cost savings.



WARRANTY

FarSight Homes is a registered builder with the Tarion Warranty Corporation. Tarion coverage: One (1) year warranty on defects in workmanship and materials. Two (2) year warranty on electrical, plumbing, and heating delivery and distribution system, water penetration through building envelope and foundation. Seven (7) year warranty on major structural defects.

SPECIFICATIONS AND FEATURES

Plans, materials, and specifications are subject to availability, substitution, or modification without notice at the sole discretion of FarSight Homes and in order to comply with building site conditions and municipal, structural, vendor and/or architectural requirements. Actual usable floorspace may vary from the stated floor area. Finishing material contained in any model home, presentation centre or sales office are for display purposes only. Brochures are used as a guide only. All renderings are artist's concept. In accordance with proper construction practices to accommodate mechanical systems or structural members, ceiling bulkheads, drop ceilings and/or boxed areas at wall corners may be required. E. & O.E. August 2025