



# SOUTH CREEK TOWNS



DOON SOUTH, KITCHENER



**CRESCENT  
HOMES**



**SOUTH CREEK**  
TOWNS



**CRESCENT**  
HOMES

THE COMMUNITY

# SOUTH CREEK



## Welcome to **South Creek!**

Nestled in the southern end of Kitchener, this Doon neighbourhood features an abundance of parks and natural areas – part of why it plays host to so many family-centric communities. Close to a wide array of amenities, schools, and just minutes away from the 401, it's no surprise that the South Creek site is the centerpiece of this neighbourhood.

Thoughtfully-designed, spacious interiors are beautifully appointed – and the result isn't just a home... it's an oasis. Natural beauty, creative architectural designs, modern construction methods, and superior finishes – it's a winning combination that sets this development apart from the rest.

Ensnconed in family-focused neighbourhoods and environmentally- preserved greenspaces, South Creek captures the best of both worlds. While close enough to the city to enjoy its conveniences and amenities, it's nestled by kilometers of trails that offer plenty of room to roam.



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# HIT A HOME RUN!



## Make a Smart Investment Choice

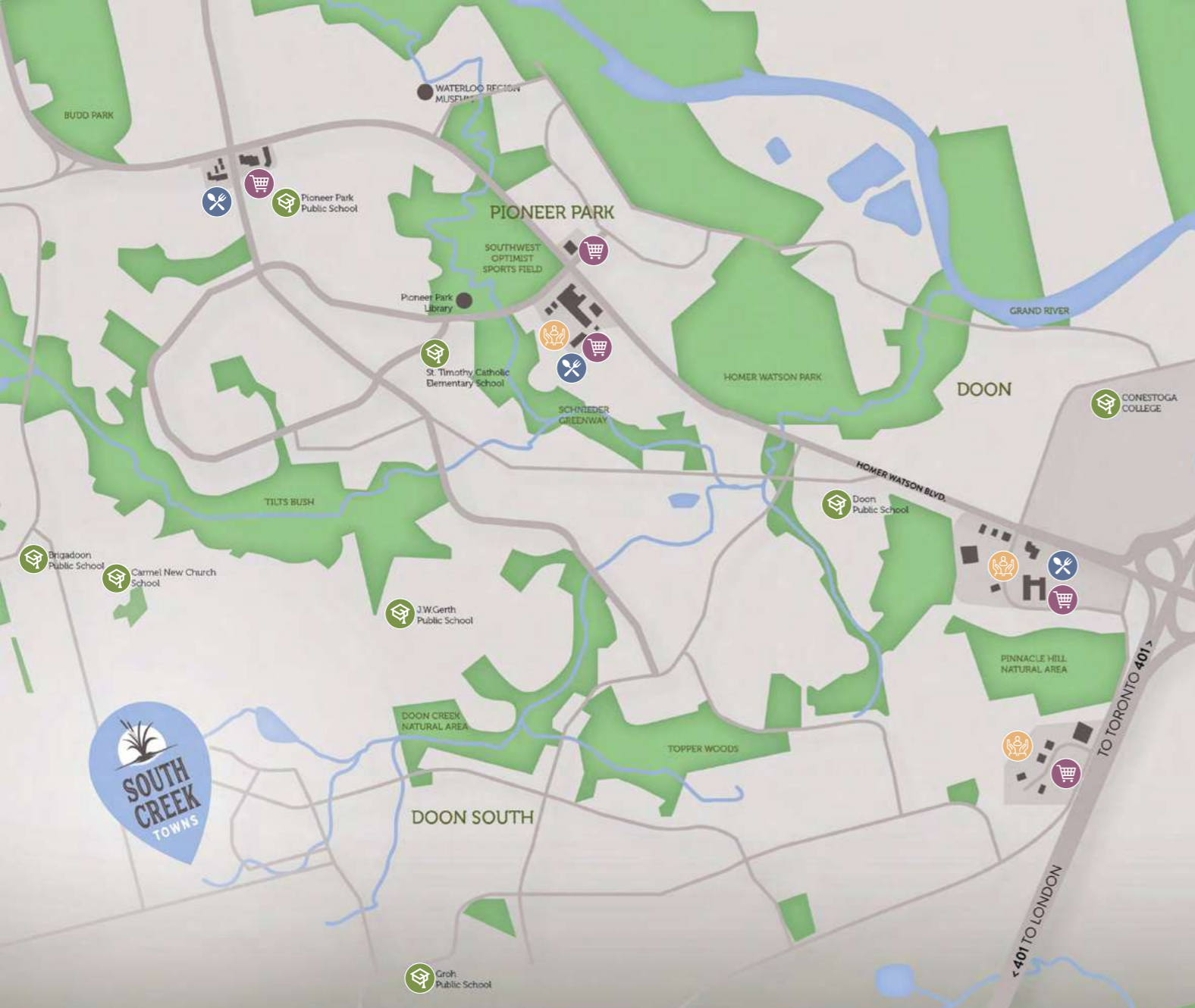
The likability, desirability, and popularity of the Doon South neighbourhood creates an upward trend in property value, directly benefiting the investment potential of your new home. Choosing a home at South Creek Towns means not only enjoying a comfortable, modern living space but also making a smart financial decision.

## Build a Bright Future

South Creek Towns is situated near top-rated schools and recreational parks, making it an excellent choice for families with children. Quality education and activities are just around the corner, ensuring your children have the best opportunities to learn, play and grow. Investing in South Creek Towns is not only a smart financial decision but also a commitment to your family's future.

## Treat Yourself to Excellence

Each and every detail of your new home is conceived to enhance your living experience, making each day a joy to behold. Reward yourself with a home that reflects your success and dedication. Welcome to a community where pride of ownership and a fulfilling lifestyle go hand in hand. Embrace a lifestyle that celebrates your achievements and supports your future aspirations.



## THE COMMUNITY

# AMENITIES



### EDUCATION

- CONESTOGA COLLEGE
- GROH PUBLIC SCHOOL
- DOON PUBLIC SCHOOL
- JW GERTH PUBLIC SCHOOL
- HURON HEIGHTS SECONDARY SCHOOL
- ST MARY'S HIGH SCHOOL
- BRIGADOON PUBLIC SCHOOL
- PIONEER PARK PUBLIC SHCOOL



### SERVICES

- SCOTIA BANK
- TD BANK
- KITCHENER CITY HALL
- YMCA CHILD CARE
- LCBO
- ZEHRS GROCERY
- PLANET FITNESS
- DOON VILLAGE DENTAL
- FIRST CHOICE HAIR CUTTERS



### DINING

- MOXIES
- MOOSE WINOOSKI'S
- STATE AND MAIN
- THE RABBID FOX
- NOSTRA CUCINA
- PIZZERIA LA TERRAZZA
- EDELWEISS TAVERN



### SHOPPING

- DEER RIDGE CENTRE, MALL
- FAIRVIEW PARK MALL
- SPORTSWORLD CROSSING
- CONESTOGA MALL
- SUNRISE SHOPPING CENTRE
- PIONEER PLAZA

## ABOUT THE

# LOCATION

that will NEVER LOSE IT'S LUSTRE

On the South end of Kitchener, located just off of New Dundee Road and HWY 401, South Creek Towns offers an ideal location for everything your lifestyle demands.

Doon South, one of the most desirable neighbourhoods in Kitchener and South Creek Towns unite community and nature perfectly. It is a sanctuary for nature lovers surrounded by kilometers of trails and greenspace. At South Creek, everyday living is easy with everything accessible around the corner. A quick run to grocery stores, restaurants, gym and coffee shops or a leisure stroll in a park or a trail, all is within your arm's reach. The quick access to the Highway 401 and several transit options, makes getting to work or exploring the region a breeze.



THE COMMUNITY

# SITE PLAN

Embrace the charm of community living.

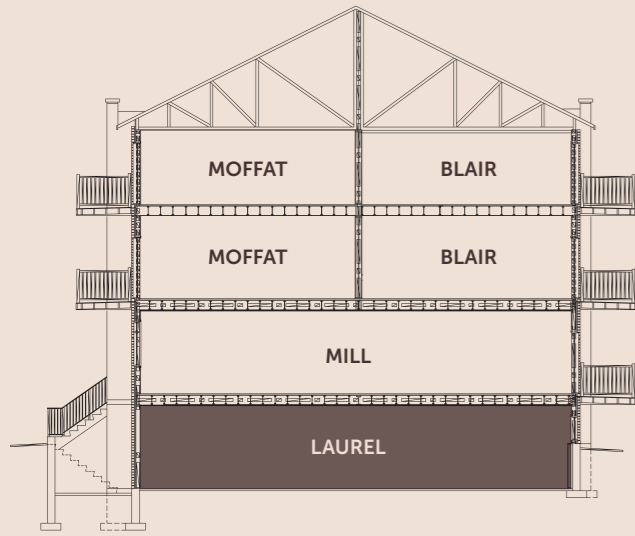
## A Community Designed with You in Mind

South Creek Towns offers a perfect blend of functionality and beauty, with a site plan that maximizes both. Our well-crafted plan balances residential and recreational spaces, featuring green areas and community park for relaxation and play. Wide, well-lit pathways and ample parking ensure easy navigation connectivity throughout the site.



# THE LAUREL (A)

GARDEN LEVEL  
END UNIT



SIDE  
ELEVATION

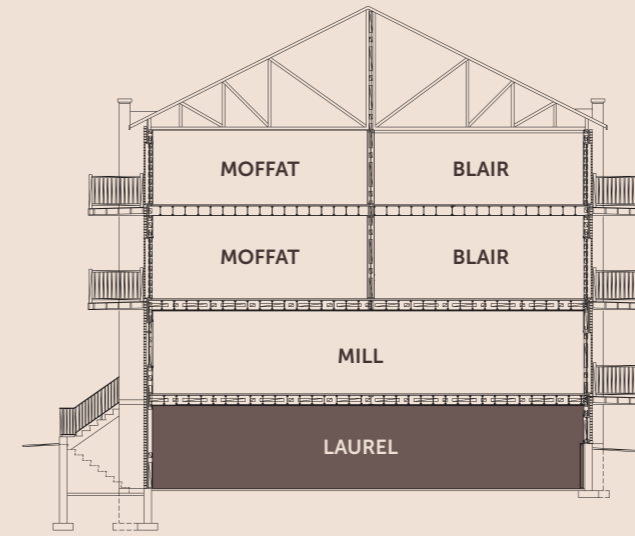
-  998 SQ FT
-  2 BEDS
-  2 BATHS



Renderings shown are artist's concept and may include upgraded, unavailable, or furniture features. Interior & exterior design used for illustrative purposes only. See list of included features for details or speak with our sales representative for more details E.A.O.E.

# THE LAUREL (B)

GARDEN LEVEL  
INTERIOR UNIT



SIDE  
ELEVATION

-  998 SQ FT
-  2 BEDS
-  2 BATHS

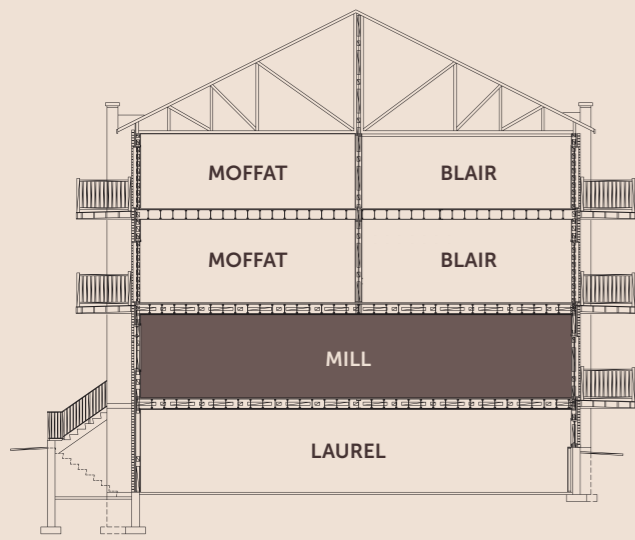


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# THE MILL (A)

MAIN LEVEL  
END UNIT



SIDE  
ELEVATION



884 SQ FT



2 BEDS



2 BATHS

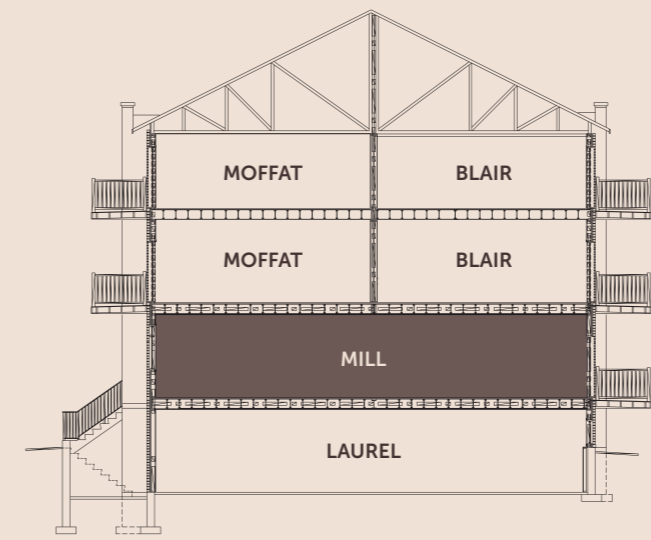


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# THE MILL (B)

MAIN LEVEL  
INTERIOR UNIT



SIDE  
ELEVATION



884 SQ FT



2 BEDS



2 BATHS

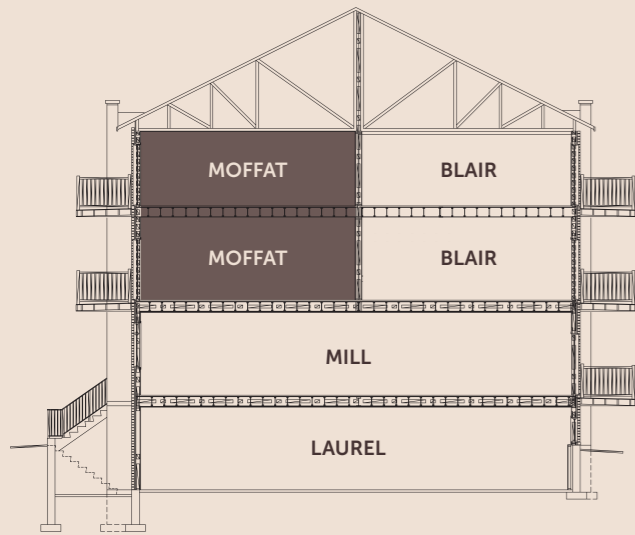


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# THE MOFFAT (A)

2-STOREY  
END UNIT



SIDE  
ELEVATION

  
1099 SQ FT

  
2 BEDS

  
2.5 BATHS



3<sup>RD</sup> LEVEL

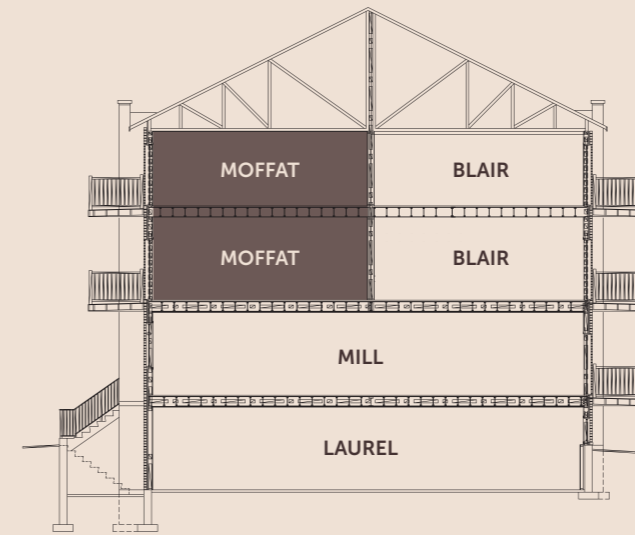


2<sup>ND</sup> LEVEL

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# THE MOFFAT (B)

2-STOREY  
INTERIOR UNIT



SIDE  
ELEVATION

  
1099 SQ FT

  
2 BEDS

  
2.5 BATHS



3<sup>RD</sup> LEVEL



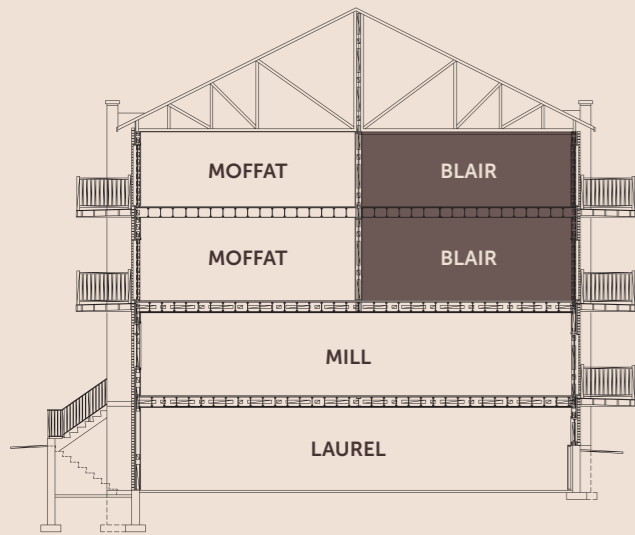
2<sup>ND</sup> LEVEL

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# THE BLAIR (A)

2-STOREY  
END UNIT



SIDE  
ELEVATION



1116 SQ FT



2 BEDS



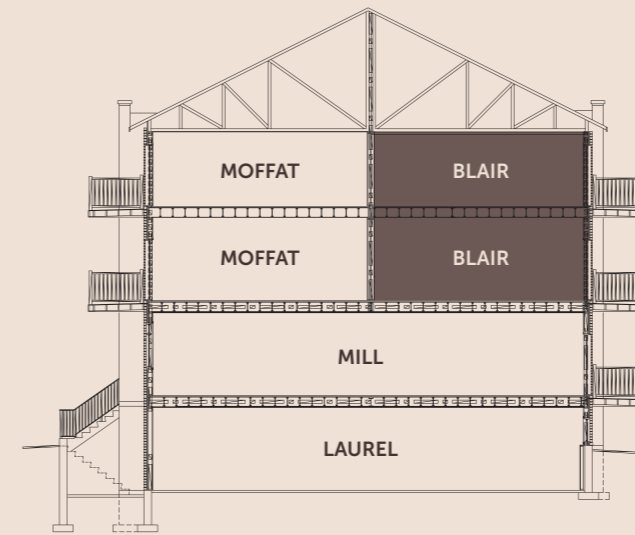
2.5 BATHS



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# THE BLAIR (B)

2-STOREY  
INTERIOR UNIT



SIDE  
ELEVATION



1116 SQ FT



2 BEDS



2.5 BATHS



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# STANDARD FEATURES



## EXTERIOR FEATURES

- Architecturally designed and controlled exteriors and streetscapes
- 2x6 wall panels, R27 insulation
- Quality clay brick installed on elevations as per applicable plan, pre-selected by Builder
- Premium siding installed on elevations as per applicable plan with colour matched decorative trim pre-selected by Builder
- Pre-finished, maintenance-free aluminum soffits, fascia, eavestroughs and down spouts, as per plan
- All windows are high efficiency Low E Argon gas filled maintenance free black vinyl clad windows
- Insulated patio door, as per applicable plan
- 45 min. Fire Rated Metal insulated front entry door with weather stripping and adjustable sweeps, as per applicable plan
- Quality caulking to exterior of all windows and doors
- Poured concrete foundation walls and basement floors
- Foundation exterior wall wrapped with dimple wrap to guard against leaks (or equivalent)
- Concrete front porch as per applicable plan
- EPDM rubber roof membrane installed over sloped roof towards drains
- Entire property graded to municipal standards, sodded, landscaped with paved parking lots
- One owned parking space included with unit



## KITCHEN AND BATH

- Quality kitchen and bathroom cabinets from Builder's selections
- Stone countertops in kitchen with under mount double basin stainless steel sink
- Opening in cabinetry for future dishwasher, rough-in provided. Connection costs not included
- Stainless 2 speed exhaust fan over stove vented to the exterior
- Heavy duty receptacle for electric stove
- Dedicated electrical outlet for refrigerator. Fridge opening standard 36" wide x 70" high, opening for stove is 30" wide, dishwasher opening is 24" wide x 34 1/2" high
- Electrical outlets at counter level for small appliances
- Large mirrors above vanities
- Quality white plumbing fixtures with chrome single lever faucets (low water consumption toilet supplied with insulated tank) Separate acrylic one piece corner shower stall as per applicable plan
- White acrylic tub 1 piece tub with surrounded tiles/shower installed for easy maintenance
- Bathrooms (and powder rooms where applicable) come with laminate counters and white drop in sinks with vanity
- Extra quiet exhaust fan vented to the exterior in all bathrooms and powder rooms



## INTERIOR FEATURES

- Impressive 8 ft. ceilings on all levels above grade except in areas where architectural details, mechanical or duct work require ceiling height to be lowered
- Drywalled half-walls are capped in wood and painted white, as per applicable plan
- Brushed Nickel interior door hardware. 2-Panel interior doors with color matching bi-fold closet doors, as per applicable plan, complete with 2 3/4" trim and casings, and 3 1/2" baseboard painted semi-gloss white.
- Deadbolts on all entry doors
- 'California' textured ceilings throughout except in kitchens, bathrooms and laundry rooms (NOTE: Smooth finish not always possible in 'open concept' designs)
- Interior walls to be painted with one coat tinted primer and one finish coat of quality flat latex paint. Paint colour from Builder's samples. One paint colour throughout.
- Luxury vinyl plank and tile from builders selections throughout excluding bedrooms. Bedrooms and stairs feature premium carpet and underpad.
- 5/8" OSB subfloors screwed and glued to minimize squeaks
- Energy saving insulation as per Ontario Building Code requirements,
- R22 to foundation walls, R27 to 2x6 exterior walls and R31 to attic
- Spray applied R32 urethane insulation installed below all unheated spaces

## ELECTRICAL & MECHANICAL FEATURES

- 100 AMP service with circuit breaker panel and copper wire throughout
- Electrical layout will include one light fixture in the centre of each room and receptacles and switches as required by the Ontario Building Code. Four potlights included in living room.
- Interior door chime as selected by the Builder
- Interior smoke and CO2 detectors supplied by Builder as required by the Ontario Building Code
- A total of 2 outlets to be used in any combination of telephone or cable outlets
- Utility provider to make all connections at predetermined location in each unit
- 1 exterior weather proof receptacle on private amenity connected to a Ground Fault Interrupt safety switch, as per applicable plan
- Heavy duty stove and dryer connections
- Quality engineered high efficiency Energy Star™ rated hot water forced air gas furnace
- Central air conditioning included
- Natural Gas hot water heater provided, supplied by Builder.
- Rental contract to be set up by purchaser.



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CRESCENT HOMES

# WARRANTY

For your peace of mind your home is protected by TARION Warranty Corporation for a period of 7 years against major structural defects.

Comprehensive full one year service warranty provided by the Builder, backed by TARION Warranty Corporation.

In accordance with standard building practice and the TARION Warranty Corporation rules, the Builder warrants to make any necessary drywall repairs (due to nail pops and drywall cracks caused by settling) at year end, but the priming and painting of these repairs will be the full responsibility of the Purchaser, regardless of whether the Builder or Purchaser painted the house initially.

Purchaser will reimburse the Builder for the cost of the Warranty fee and surveys an adjustment on closing.



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## GENERAL INFORMATION

All renderings of exteriors are artist's concept and may vary slightly. The Builder reserves the right to substitute materials of equal or better quality should supply dictate.

Purchaser shall have the right to select floor coverings, tile, cabinets and countertops, bathroom fixtures, and purchase upgrades from the Builder's samples subject to their timely availability from the Builder's normal supplier and provided that the same have not already been ordered for this house. Variations from Builder's samples may occur in kitchen and vanity cabinets, floor, wall finishes, and other finishing materials due to the normal production process.

Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have a special treatment which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street.

The Purchaser accepts these changes as necessary. When Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed.

The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Builder's latest sales brochure for the model type purchased.

The Purchaser acknowledges that the Builder's model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. Most additional features on display in the model homes are available as extras.

The Purchaser is notified due to siting, grading and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Stairs are not included off patio and sliding door will be blocked off. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Builder's discretion to comply with Architectural Control Guidelines. Crescent Homes reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising and/we hereby consent to the same.

Due to increasing construction costs, we commit orders to our suppliers on the date of the Offer to Purchase. Therefore, in some cases we cannot alter, change or add to the specifications, details or field notes. In order for any change to be implemented, all request after the offer becomes firm, must be in writing and accepted by the builder.



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# CRESCENT HOMES

At Crescent Homes, we believe in enhancing the quality of life. We offer prime locations, innovative products, excellent customer service, and competitive pricing. A qualified team meticulously crafting every home, ensuring attention to detail and customer satisfaction. We prioritize energy efficiency, health, and comfort in our homes, tailoring each build to meet the unique needs of every buyer.

Crescent Homes' commitment extends beyond construction; we strive to foster trust, build strong relationships, and attain peace of mind for our buyers. Our knowledgeable and passionate team collaborates closely with buyers throughout the process to make their vision a reality. We strive to uphold the values of innovation, integrity, and excellence in everything we do, providing employees with a supportive work environment in which they can deliver exceptional craftsmanship and service while maintaining professional integrity.

Our mission is to provide customers with high-quality, dependable homes that they will be proud of for years. We value professionalism, integrity, and fairness in all of our interactions.



More Projects by **Crescent Homes**

 OTTERBEIN WOODS

  
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CROSSING

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TOWNS

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**CRESCENT**  
HOMES