



Standard Features & Purchasing Process



19 Hampton Lane, Lakefield

lilacslakefield.com

705-742-3338

Triple T
Holdings Ltd.



LILACS CONDOMINIUMS • *Affordable Luxury*

Triple T Holdings is one of the very few companies in Ontario with a 40 year history of specializing exclusively in planning, designing and delivering Condominium developments as their primary line of business.

Experience like this, combined with a “family business” approach dealing with customers has yielded tremendous results for the organization – allowing for the completion of more than 500 condominium units and registering more condominium corporations than any other organization in the City of Peterborough. Triple T has been recognized twice since 2012 by TARION – Ontario’s building warranty organization – for its exemplary customer service by being customer nominated in the top five small builders in the province.

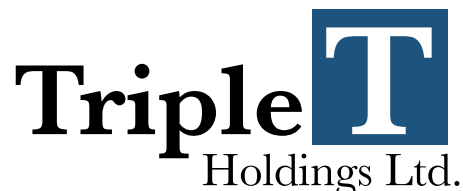
Dealing primarily with retirees over the years, Triple T has focused its planning efforts around creating new homes where owners spend their time on activities that they enjoy rather than on maintaining their homes.

The Lilacs is located in Lakefield Ontario and is adjacent to the city of Peterborough. Scenic Lakefield has a small town feel but also has all amenities that you would want. (All within walking distance of Lilacs).

The Lilacs has Kilometers of walking paths throughout the 25 acre holdings where you can view farm fields, pond with fountain etc. These Condominiums are comprised of three, twenty unit buildings (A, B, C), each will be serviced with elevators as well as two staircases. The Lilacs Condominiums are designed with the retiree in mind, we also have a few suites in each building that are designed as accessible. (Ask your salesperson which suite will be the best fit for you).

Lilac suites will all come with the Luxury Features you have come to expect from TTT, all hard surface counter tops (kitchen and bath), wood flooring, larger base boards and trims, 9’ Ceilings, high end fixtures, recessed lighting, some with gas fireplaces, six appliances and much more.

Call us today and ask for Matt to get answers to any of your questions- (705) 742-3338



FEATURES FOR 19 HAMPTON LANE

Building C

The exterior of the three story Condominium Building will compliment the look of the houses that have been built at Lilacs, using the same James Hardy Siding along with some masonry accents, these buildings (three in total) will not only be very attractive, but they will fit in with the surroundings. The grounds will be professionally landscaped with one included parking spot for each owner, additional guest parking will be available as well. In addition each owner will also have exclusive use of a designated storage area found in the basement.

INTERIOR BUILDING FEATURES

Each building will have an impressive glassed entrance with an inviting and stylish look, complete with mail boxes and security intercom communication system from the vestibule to each suite. The building has one elevator for ease of moving from floor to floor, or if you prefer there are two sets of staircases (one on each end of the building). All parts of the building are well lit and comfortable. The hallways are furnished with a commercial grade carpeting for quiet and comfort, it gives you a hotel look and feel. The hallways will lead you to heavy oak doors at the entrance of each suite. Each floor will have garbage chutes for simplicity and ease of use.

SUITE INTERIORS

- Each suite will have a covered balcony or interlock brick patio to enjoy (Depends on what floor you are on)
- Approximate 9' ceiling heights create a large and spacious feeling interior
- Windows and glass doors create a bright and comfortable living space
- Plastic coated wire shelving in all closets
- Smooth ceilings throughout Suites (painted white)
- Security phone intercom from vestibule to your phone
- 3/4" Engineered Wood Floor Through out (Ceramic tile in bathroom areas)
- TTT has pre selected all colors for each home, (see salesman samples) Flooring, paint, cabinets etc.

BATHROOM FEATURES

- All bathroom cabinets are a poly type door with stone counter tops and undermount sinks with all Moen Brass Goods (Chrome)
- The shower shall have an acrylic base, tiled walls and glass doors, except the accessible suites will have acrylic showers (No tile)
- Where a Tub is located - The tub shall be acrylic and the walls tiled for showering
- All brass goods are Moen - Chrome
- Kohler High Mount toilets with soft closing seats are included for your comfort

**Continued on next page*

- **Vanity Mirrors are also included**
- **Ceramic Tiles in Bathroom areas**

KITCHEN FEATURES

The kitchens come with poly type doors and stone counter tops complete with a double stainless steel undermount sink. (All cabinetry in the home has soft close doors and drawers.) Kitchen Backsplash is done in stone counter top material

****See the kitchen plan specific to your suite ****

FLOORING IN SUITES

The suites are finished with a $\frac{3}{4}$ Engineered Hardwood Flooring complete with Ceramic tiles in the bathrooms

WINDOWS AND DOORS

- **Vinyl windows with screens, complete with Lowe E and Argon gas**
- **Note: Windows will be have limited openings as per building code**
- **Dead bolt at entry of suite (with peep hole)**

TRIM

Suite is complete with trim (Baseboard and Casing) and crown molding in select areas (See salesperson samples)

APPLIANCES

Comes with 6 appliances (discuss with salesperson about current models)

ELECTRICAL AND MECHANICAL

- **Each suite is heated and cooled with a Napoleon Condo Pack (This is a wall mounted furnace and A/C unit for each suite)**
- **Also included is an electric hot water tank heater (owned)**
- **Smoke and CO2 Detector**
- **White Decora electrical switches and plugs**
- **GFI outlets in bathroom(s)**
- **100 Amp Electrical Service**
- **Pre Wired for Phone and Cable Service**

SITE PLAN



BEFORE YOU BUY...

- Select a suitable suite
- Review standard features for your new home (in this document)
- Make a reservation for your preferred suite (cheque for \$3,000 which will hold the spot for 24 hours or so.) This will allow time to review all relevant information and ask any questions you may have, then a decision will be made to purchase or not. Either way we will return the reservation (\$3,000) in full
- If you decide to purchase, TTT will issue an agreement of purchase and sale to you and your lawyer for review. They will have 72 hours to review the document and advise you, the customer of their findings
- If you want to make a purchase at this point, the agreement needs to be signed by the purchaser and a deposit cheque will be given in the amount of \$20,000 (made out to LLF LAWYERS IN TRUST)