UNION

VILLAGE

43’ SINGLES
THE RED OAK COLLECTION

UNION
VILLAGE

IT ALL COMES TOGETHER HERE



At Union Village, our design philosophy fosters a community where nature and architecture coexist seamlessly, both inside and out. Nestled amidst stunning natural surroundings, our master-planned community emphasizes exceptional design. The 43’ single-family homes enhance the streetscape with a harmonious blend of stucco, brick, and stone.

Choose from Modern, English Manor, and French Country styles, each offering a unique charm that complements the neighborhood’s cohesive urban fabric. Inside, enjoy feng shui-optimized interiors with impressive finishes such as stone countertops, stained oak hardwood flooring, and ENERGY STAR® features.

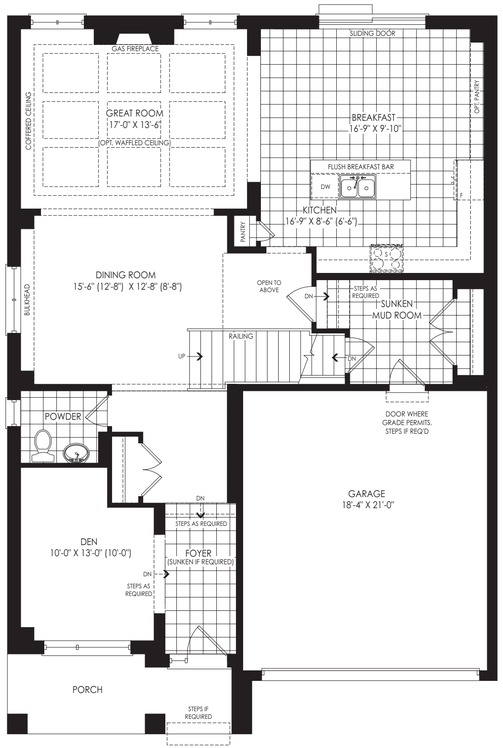


RED OAK 11

43' SINGLES

ELEVATION A | MODERN
3,113 SQ.FT.

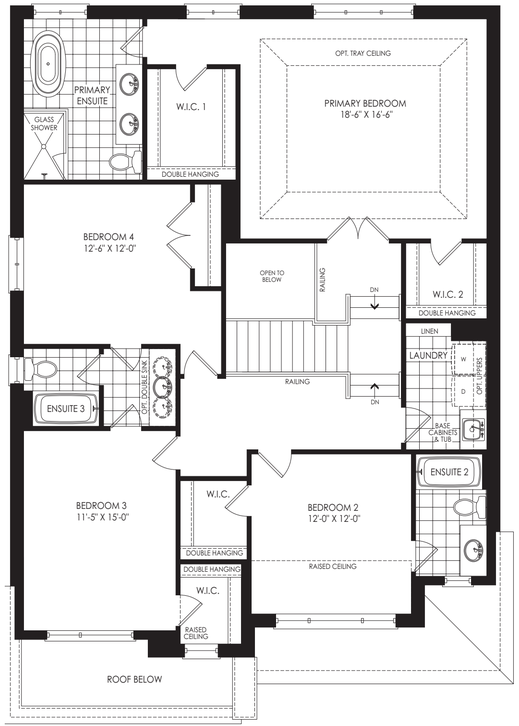
4 BEDROOMS
3 BATHROOMS + POWDER ROOM



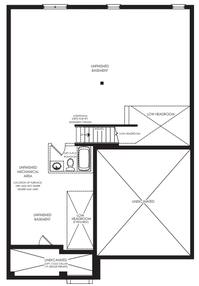
GROUND FLOOR PLAN **ELEV. 'A'**

ELEVATION B | ENGLISH MANOR
3,104 SQ.FT.

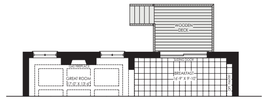
ELEVATION C | FRENCH COUNTRY
3,125 SQ.FT.



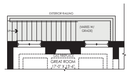
SECOND FLOOR PLAN **ELEV. 'A'**



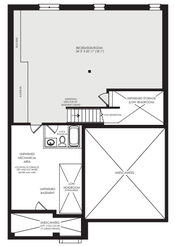
BASEMENT PLAN **ELEV. 'A'**



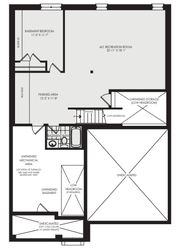
PARTIAL GROUND FLOOR ELEV. 'A'
LOOKOUT BASEMENT CONDITION



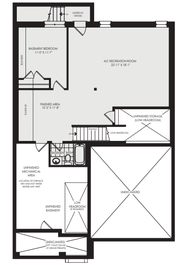
PARTIAL GROUND FLOOR
FOR WALK-UP BASEMENT



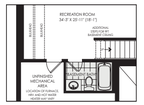
OPT. FINISHED BASEMENT PLAN
ELEV. 'A'



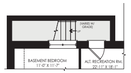
OPT. FINISHED BASEMENT PLAN
W/ BASEMENT BEDROOM
& BATHROOM ELEV. 'A'
(STANDARD BASEMENT
CEILING HEIGHT)



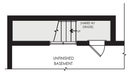
OPT. FIN. BASEMENT PLAN
W/ BASEMENT BEDROOM,
BATHROOM, WALK UP
BASEMENT & 9FT BASEMENT
CEILING HEIGHT ELEV. 'A'



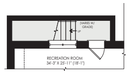
PARTIAL OPT. FINISHED
BASEMENT PLAN
W/ 3 PC. BATHROOM
ELEV. 'A'



PARTIAL BASEMENT
PLAN OPT. WALK-UP
BASEMENT (FINISHED
BASEMENT WITH
BEDROOM & BATH
CONDITION)



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT
(FINISHED BASEMENT
CONDITION)

FLEX PLANS

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RED OAK 11

43’ SINGLES



ELEVATION A | MODERN
3,113 SQ.FT.



ELEVATION B | ENGLISH MANOR
3,104 SQ.FT.



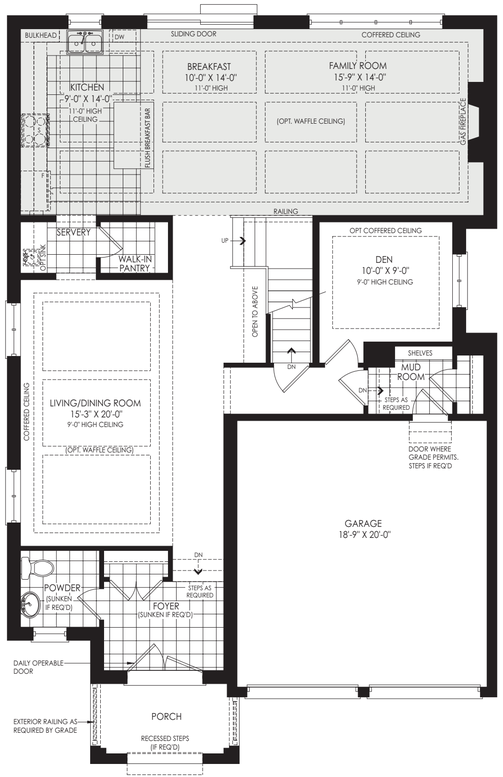
ELEVATION C | FRENCH COUNTRY
3,125 SQ.FT.

RED OAK 12

43' SINGLES

ELEVATION B | ENGLISH MANOR
3,175 SQ.FT.

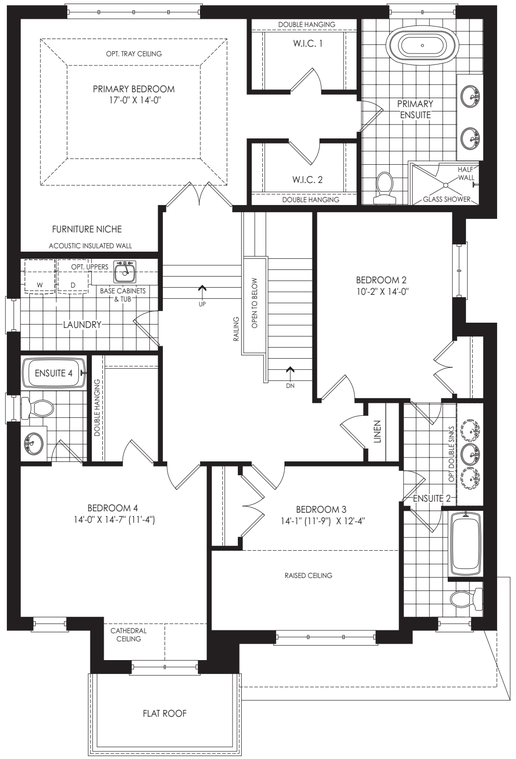
4 BEDROOMS
3 BATHROOMS + POWDER ROOM



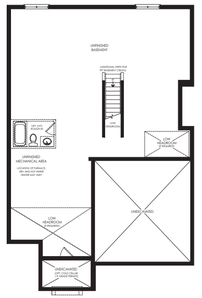
GROUND FLOOR PLAN **ELEV. 'B'**

ELEVATION A | MODERN
3,165 SQ.FT.

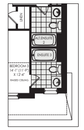
ELEVATION C | FRENCH COUNTRY
3,169 SQ.FT.



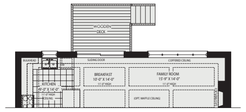
SECOND FLOOR PLAN **ELEV. 'B'**



BASEMENT PLAN **ELEV. 'B'**



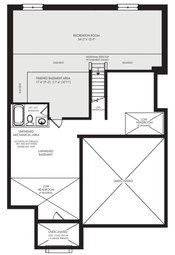
PARTIAL SECOND FLOOR
OPT. 4 BATHS ELEV 'B'



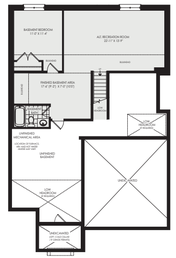
PARTIAL GROUND FLOOR ELEV. 'B'
LOOK OUT BASEMENT CONDITION



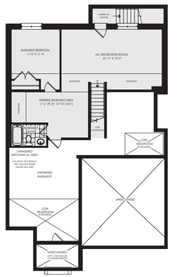
PARTIAL GROUND FLOOR
FOR WALK-UP BASEMENT



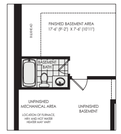
OPT. FINISHED BASEMENT PLAN
ELEV. 'B'



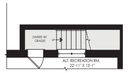
OPT. FINISHED BASEMENT PLAN
W/ BASEMENT BEDROOM
& BATHROOM ELEV. 'B'
(STANDARD BASEMENT
CEILING HEIGHT)



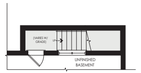
OPT. FIN. BASEMENT PLAN
W/ BASEMENT BEDROOM,
BATHROOM, WALK UP
BASEMENT & 9FT BASEMENT
CEILING HEIGHT ELEV. 'B'



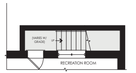
PARTIAL OPT. FINISHED
BASEMENT PLAN
W/ 3 PC. BATHROOM
ELEV. 'B'



PARTIAL BASEMENT
PLAN OPT. WALK-UP
BASEMENT (FINISHED
BASEMENT WITH
BEDROOM & BATH
CONDITION)



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT
(FINISHED BASEMENT
CONDITION)

FLEX PLANS

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RED OAK 12

43’ SINGLES



ELEVATION B | MODERN
3,175 SQ.FT.



ELEVATION A | ENGLISH MANOR
3,165 SQ.FT.



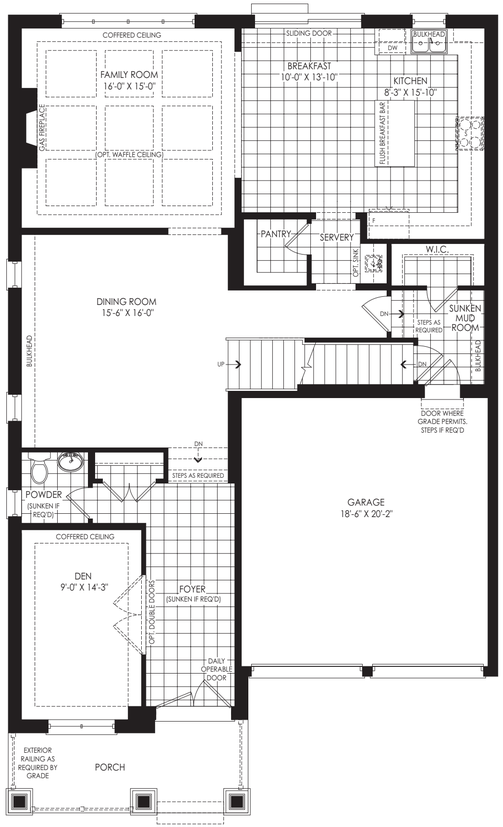
ELEVATION C | FRENCH COUNTRY
3,169 SQ.FT.

RED OAK 13

43' SINGLES

ELEVATION C | FRENCH COUNTRY
3,347 SQ.FT.

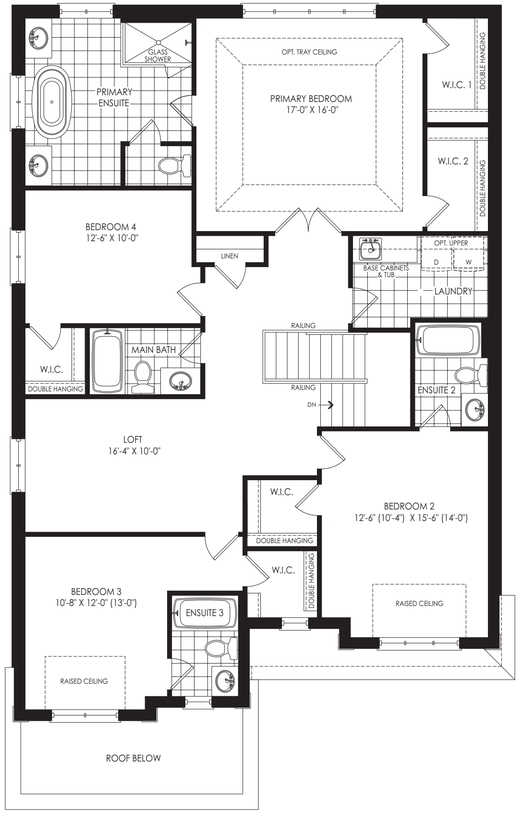
4 BEDROOMS
4 BATHROOMS + POWDER ROOM



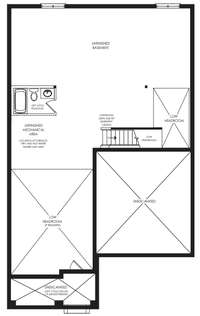
GROUND FLOOR PLAN **ELEV. 'C'**

ELEVATION A | MODERN
3,373 SQ.FT.

ELEVATION B | ENGLISH MANOR
3,355 SQ.FT.



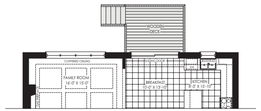
SECOND FLOOR PLAN **ELEV. 'C'**



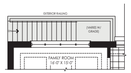
BASEMENT PLAN **ELEV. 'C'**



PARTIAL SECOND FLOOR
OPT. BEDROOM 5 ELEV. 'C'



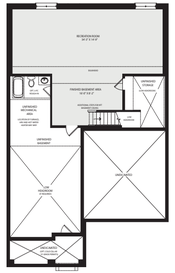
PARTIAL GROUND FLOOR ELEV. 'C'
LOOKOUT BASEMENT CONDITION



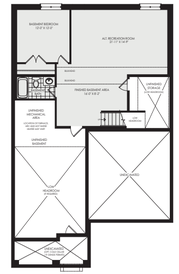
PARTIAL GROUND FLOOR
FOR WALK-UP BASEMENT



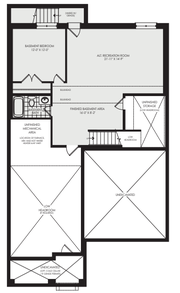
PARTIAL GROUND FLOOR
OPT. GUEST SUITE ELEV. 'C'



OPT. FINISHED BASEMENT PLAN
ELEV. 'C'



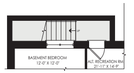
OPT. FINISHED BASEMENT PLAN
W/ BASEMENT BEDROOM
& BATHROOM ELEV. 'C'
(STANDARD BASEMENT
CEILING HEIGHT)



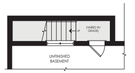
OPT. FIN. BASEMENT PLAN
W/ BASEMENT BEDROOM,
BATHROOM, WALK UP
BASEMENT & 9FT BASEMENT
CEILING HEIGHT ELEV. 'C'



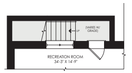
PARTIAL OPT. FINISHED
BASEMENT PLAN
W/ 3 PC. BATHROOM
ELEV. 'C'



PARTIAL BASEMENT
PLAN OPT. WALK-UP
BASEMENT (FINISHED
BASEMENT WITH
BEDROOM & BATH
CONDITION)



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT
(FINISHED BASEMENT
CONDITION)

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RED OAK 13

43’ SINGLES



ELEVATION C | FRENCH COUNTRY
3,347 SQ.FT.



ELEVATION A | MODERN
3,373 SQ.FT.



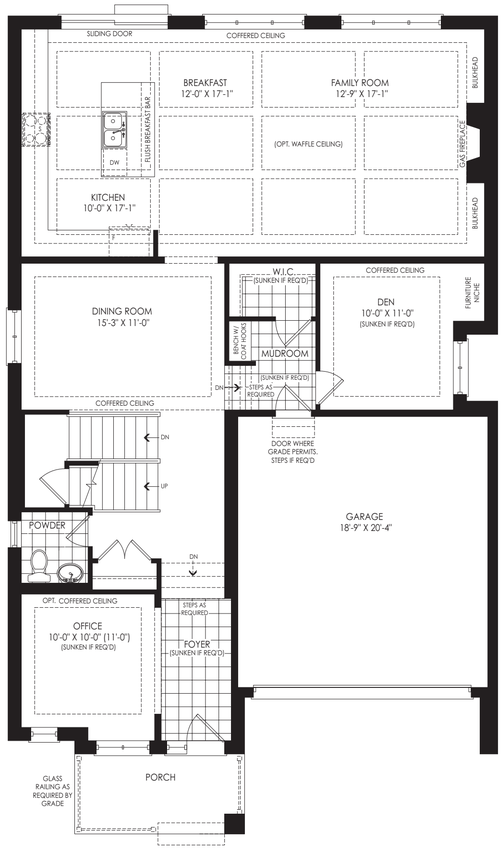
ELEVATION B | ENGLISH MANOR
3,355 SQ.FT.

RED OAK 14

43' SINGLES

ELEVATION A | MODERN
3,522 SQ.FT.

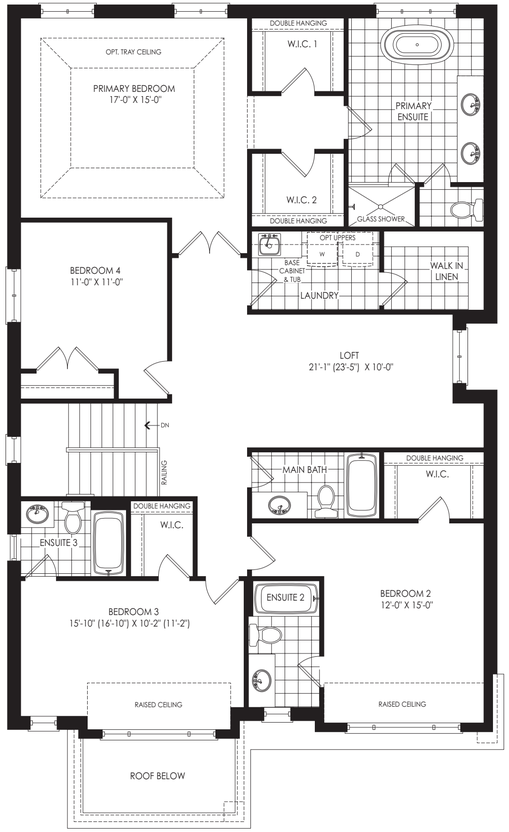
4 BEDROOMS
4 BATHROOMS + POWDER ROOM



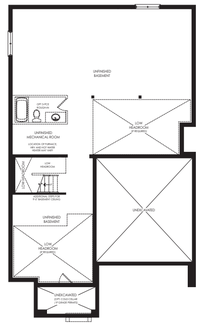
GROUND FLOOR PLAN **ELEV. 'A'**

ELEVATION B | ENGLISH MANOR
3,495 SQ.FT.

ELEVATION C | FRENCH COUNTRY
3,492 SQ.FT.



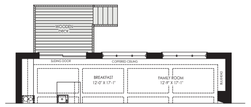
SECOND FLOOR PLAN **ELEV. 'A'**



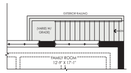
BASEMENT PLAN **ELEV. 'A'**



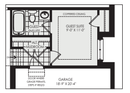
PARTIAL SECOND FLOOR
OPT. BEDROOM 5 ELEV. 'A'



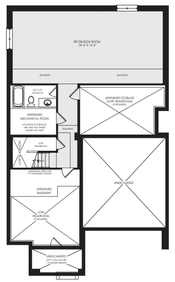
PARTIAL GROUND FLOOR ELEV. 'A'
LOOKOUT BASEMENT CONDITION



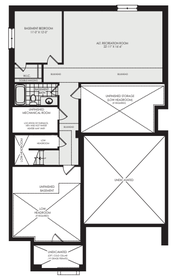
PARTIAL GROUND FLOOR
FOR WALK-UP BASEMENT



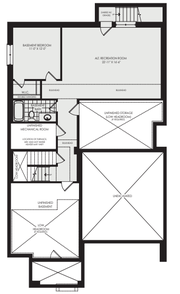
PARTIAL GROUND FLOOR
OPT. GUEST SUITE ELEV. 'A'



OPT. FINISHED BASEMENT PLAN
ELEV. 'A'



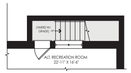
OPT. FINISHED BASEMENT PLAN
W/ BASEMENT BEDROOM
& BATHROOM ELEV. 'A'
(STANDARD BASEMENT
CEILING HEIGHT)



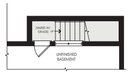
OPT. FIN. BASEMENT PLAN
W/ BASEMENT BEDROOM,
BATHROOM, WALK UP
BASEMENT & 9FT BASEMENT
CEILING HEIGHT ELEV. 'A'



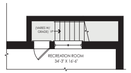
PARTIAL OPT. FINISHED
BASEMENT PLAN
W/ 3 PC. BATHROOM
ELEV. 'A'



PARTIAL BASEMENT
PLAN OPT. WALK-UP
BASEMENT (FINISHED
BASEMENT WITH
BEDROOM & BATH
CONDITION)



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT
(FINISHED BASEMENT
CONDITION)

FLEX PLANS

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RED OAK 14

43’ SINGLES



ELEVATION A | MODERN
3,522 SQ.FT.



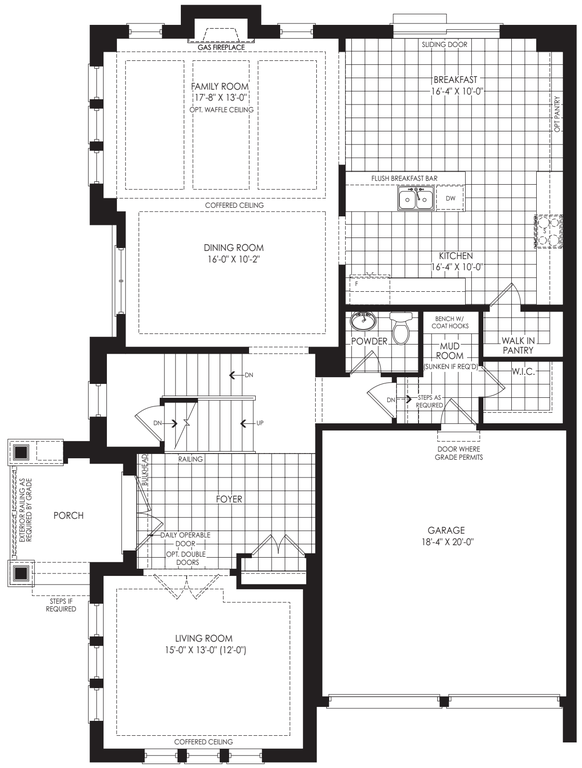
ELEVATION B | ENGLISH MANOR
3,495 SQ.FT.



ELEVATION C | FRENCH COUNTRY
3,492 SQ.FT.

ELEVATION B | ENGLISH MANOR
3,398 SQ.FT.

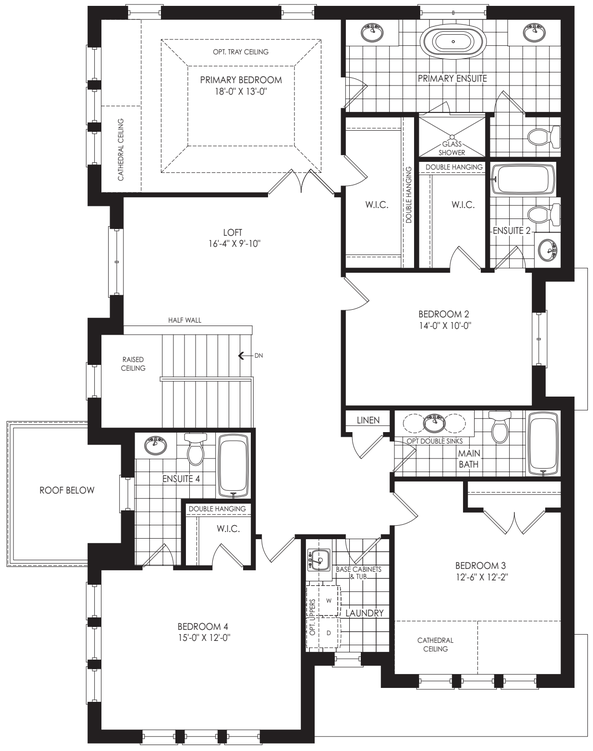
4 BEDROOMS
4 BATHROOMS + POWDER ROOM



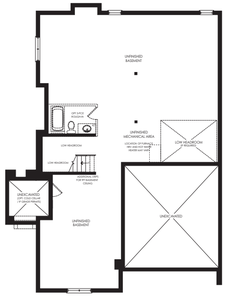
GROUND FLOOR PLAN **ELEV. 'B'**

ELEVATION A | MODERN
3,398 SQ.FT.

ELEVATION C | FRENCH COUNTRY
3,392 SQ.FT.



SECOND FLOOR PLAN **ELEV. 'B'**



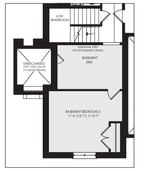
BASEMENT PLAN **ELEV. 'B'**



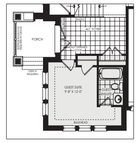
PARTIAL GROUND FLOOR ELEV. 'B'
LOOKOUT BASEMENT CONDITION



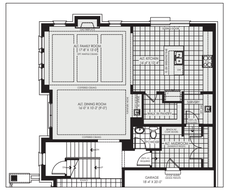
PARTIAL SECOND FLOOR PLAN
OPT. 5 BEDROOM ELEV. 'B'



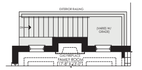
PARTIAL FINISHED BASEMENT
PLAN OPT. ALT. BASEMENT
BEDROOM ELEV. 'B'



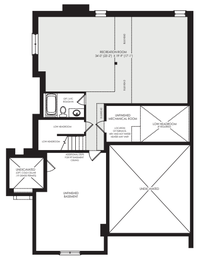
PARTIAL GROUND FLOOR PLAN
OPT. GUEST SUITE ELEV. 'B'



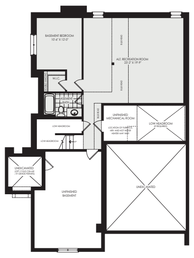
PARTIAL GROUND FLOOR PLAN
OPT. ALT. KITCHEN ELEV. 'B'



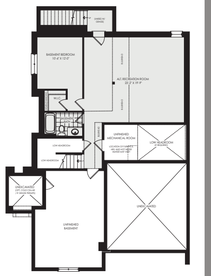
PARTIAL GROUND FLOOR
FOR WALK-UP BASEMENT



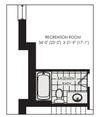
OPT. FINISHED BASEMENT PLAN
ELEV. 'B'



OPT. FINISHED BASEMENT PLAN
W/ BASEMENT BEDROOM
& BATHROOM ELEV. 'B'
(STANDARD BASEMENT
CEILING HEIGHT)



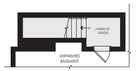
OPT. FIN. BASEMENT PLAN
W/ BASEMENT BEDROOM,
BATHROOM, WALK UP
BASEMENT & 9FT BASEMENT
CEILING HEIGHT ELEV. 'B'



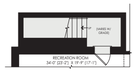
PARTIAL OPT. FINISHED
BASEMENT PLAN
W/ 3 PC. BATHROOM
ELEV. 'B'



PARTIAL BASEMENT
PLAN OPT. WALK-UP
BASEMENT (FINISHED
BASEMENT WITH
BEDROOM CONDITION)



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT



PARTIAL BASEMENT PLAN
OPT. WALK-UP BASEMENT
(FINISHED BASEMENT
CONDITION)

FLEX PLANS

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RED OAK CORNER

43' SINGLES

RED OAK CORNER

43’ SINGLES



ELEVATION B | ENGLISH MANOR
3,398 SQ.FT.



ELEVATION A | MODERN
3,398 SQ.FT.



ELEVATION C | FRENCH COUNTRY
3,392 SQ.FT.

43' SINGLES FEATURES & FINISHES

ATTRACTIVE EXTERIOR FEATURES

- Architecturally curated elevations feature a harmonious blend of exterior materials and finishes, thoughtfully selected in accordance with individual model plans. All elevations, colours, and materials are subject to architectural control to ensure a cohesive and visually appealing streetscape. Inspired by a diverse palette of architectural styles, the home designs at Union Village showcase a sophisticated mix of brick, stone, stucco, premium siding, durable roofing shingles, decorative columns, frieze boards, and more, as per plans.
- Homes are being built to meet the rigorous standards of ENERGY STAR® for New Homes certification. As part of this commitment to energy efficiency and performance, each home will undergo inspections and an air tightness test conducted by an independent third-party inspector.
- Vinyl Low-E Argon coloured casement windows on all elevations, excluding basement windows which will receive sliders (where applicable). All operating windows are to receive screens.
- Quality insulated front entry door with a vinyl frame, shall receive a grip set and deadbolt lock for your family's added security.
- Exterior lights and/or soffit pot lights to front porch/garage (as per model type).
- Low maintenance pre-finished aluminum soffits, fascia, eavestroughs and downspouts installed in locations (as per applicable plan).
- Self-sealing shingle roof with limited manufacturers lifetime warranty.
- Premium quality steel insulated sectional roll-up garage door(s) equipped with heavy-duty springs and long life steel rust resistant door hardware.
- Precast concrete walkway slabs from driveway to front porch.
- Poured concrete front porches (where applicable) may also receive poured in place concrete front steps where required by grading.
- Municipal address numbers installed on front elevation.
- Asphalt paved driveway to the width of the garage.
- Lot to be professionally graded and sodded in accordance with approved grading plans, excluding driveway, front walkway, rear steps, and designated treed areas where applicable. Side yard spaces between adjacent homes may be finished with clear stone, subject to site conditions.

ENHANCED CONSTRUCTION FEATURES

- Two (2) exterior electrical outlets are included; one on porch, and one at rear of house.
- Two (2) exterior water faucets are included; one in garage and one at rear of house.
- Poured concrete foundations include an exterior plastic drainage layer and weeping tiles (where applicable) for extra protection.
- Garage floors are poured concrete complete with reinforced grade beams (where applicable).
- Poured concrete basement floor with floor drain.
- Convenient direct access from garage to home via an insulated metal door, complete with deadbolt where shown on plans and model types only, and where grade permits only.
- Robust 2" x 6" exterior wall construction engineered for enhanced strength and structural integrity, featuring R22 cavity insulation complemented by an additional R5 rigid exterior insulation for superior thermal performance
- Shut off valve under every sink and toilet.
- Engineered floor system that will reduce construction waste, floor squeaks, shrinkage and twisting and will provide a more comfortable and quieter home.
- All windows and doors are installed and sealed with expanded foam and caulked.
- Attics feature R60 insulation.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- Full height R20 blanket insulation (approx. 6" above finished floor) on exterior concrete foundation walls in unfinished basements.
- High efficiency gas fired heating system.
- All heating/cooling supply ducts are sealed to promote tight and efficient ductwork.
- Continuous air barrier for increased air tightness and energy efficiency.

HIGH QUALITY FLOORING FEATURES

- Choice of ceramic tile from Level 1 selections in foyer, powder room, kitchen, servery, finished laundry room, mudroom, bathrooms and side entry (as per applicable plan). Excludes mechanical and unfinished areas.
- Stained pre-finished oak 2-1/4" strip flooring from Level 2 selections throughout main and second level (as per applicable plan). Excludes tiled areas and basement level.

SPECIAL KITCHEN FEATURES

- Choice of premium upgraded kitchen cabinets from Level 2 selections.
- Flush breakfast bar on kitchen islands (as per applicable plan).
- Choice of stone countertops from Level 2 selections.
- Choice of backsplash from Level 2 selections.
- Undermount double stainless-steel sink with single lever pull-down kitchen faucet.
- Heavy-duty 220V electrical outlet for electric stove.
- Duplex electrical outlet(s) above countertop are conveniently located for small kitchen appliances.

LUXURIOUS BATHROOM FEATURES

- Choice of quality cabinetry from Level 2 selections, includes a vanity drawer in the primary ensuite (as per applicable plan).
- Choice of stone countertops from Level 2 selections in all bathrooms. White pedestal sink in powder room.
- Wall mounted mirrors in all bathrooms and powder room.
- Chrome-look bathroom accessories to include towel bar and toilet tissue dispenser.
- Double vanity sink in primary ensuite (as per applicable plan)
- White plumbing fixtures in all bathrooms.
- Spa-inspired primary ensuite contains a freestanding tub (as per applicable plan).
- Primary ensuite features a separate shower stall with ceramic wall tile to ceiling height from Level 1 selections. Acrylic shower base and frameless glass enclosure.
- Main bath and secondary ensuites receive an acrylic soaker tub with ceramic wall tile to ceiling height from Level 1 selections.
- Water saving single lever faucets and shower heads and pressure balanced temperature-controlled shower valves included.
- High efficiency water saving toilets in all bathrooms.
- Exhaust fan vented to the outside in all bathrooms, powder room, and laundry room (as per applicable plan).

SUPERIOR INTERIOR FEATURES

- Living level ceiling height of approximately ten (10) feet and second level ceiling height of approximately nine (9) feet (excluding model 43-12D where ceiling height varies on living level)
- Ducting sized for future air conditioning.
- Smooth ceiling finish throughout living level, bathrooms and finished laundry room.
- Heavy-duty 220V electrical outlet for laundry dryer, vent provided to exterior (as per applicable plan).
- Laundry cabinet with pre-formed, square edged laminate countertop or plastic white laundry tub (as per applicable plan).
- Fireplace with a dedicated wall switch (as per applicable plan).
- Stained finish oak stairs, oak veneer stringer and nosing.
- Stained finish oak handrail with square style oak pickets and posts.
- Two-panel 6-8' interior swing doors throughout (as per applicable plan).
- Interior swing doors will receive lever handle. Privacy locks will be included on all bathroom doors and primary bedroom door(s)
- Spacious walk-in closets and generous linen closets with wired shelving (as per applicable plan).
- Approximate 5" baseboards with approximate 3" casing.
- Trim and doors painted white.
- Interior wall surfaces in finished areas are sanded, primed and finished in high quality, low VOC matte paint.
- Sliding glass patio door to rear, complete with screen (as per applicable plan).
- Professional duct cleaning prior to closing.
- Smart Home Thermostat
- HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- High efficiency hot water heating system (rental).
- High-efficiency MERV 8 air filter.

ELECTRICAL FEATURES

- LED Lighting throughout.
- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches and plugs throughout.
- Electric light fixtures provided in the kitchen, living room, dining room, den, laundry room, hallways, staircase, all bedrooms and walk-in closets.
- Wall mount light fixture installed above each sink in all bathrooms and powder room.
- Purchaser allowance of three (3) high speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of two (2) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB-C port outlet.
- Ground fault interrupt protection in all kitchens, bathroom, powder room and exterior receptacles.
- All bedrooms to receive smoke detector and carbon monoxide (CO) detector installed on all main and upper floors.
- Electrical outlet(s) in garage ceiling for future garage door opener(s).

STANDARD LOT (STD) CONDITIONS

- Where standard typical conditions are applicable the following features are included:
  - Up to 3 precast concrete risers up to the front of the home.
  - Up to 3 precast concrete steps from the rear 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 vinyl Low-E Argon casement basement windows, riser specific and where grade permits (changes to window size will be determined during construction by grade condition).
  - Low maintenance pressure treated deck off main floor with steps to grade.
  - Additional brick 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 Basement Walk Out (WOB) basement conditions are applicable the following features are standard and included:
  - Larger rear vinyl Low-E Argon casement basement windows.
  - Low maintenance pressure treated deck off main floor.
  - Additional brick or siding as applicable from concrete foundation at rear.
  - Patio door from basement directly below matching door from rear of main level with precast concrete patio slabs.
  - Additional rear light to patio door and additional exterior electrical outlet on basement level.
  - Relocated exterior water faucet to basement level.
  - Grade below the rear deck shall receive stone (where applicable).

Subject to change without notice. E.&O.E. September 2025.

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