

# Umbra

## The Townhomes at Portwood

### Green Community Living

- 2 new neighbourhood parks in the centre of the master-planned community
- Over 5 acres of rehabilitated and enhanced Environmentally Sensitive Areas including streams, urban forests and riparian habitats
- The landscape will feature significant tree retention, with 70% of the space kept open and green
- Paths and trails for bike and pedestrian use enhance environmental sustainability
- Accessible pathways between buildings in lieu of paved streets
- 1.5 km active nature trail that surrounds the site, including an inspiring art walk and active nodes
- Built to Step Code 3 with low carbon energy systems

### Building Amenities

- 2,700 SF of lounge space including a connected kids playroom and equipped coworking space
- 1,000 SF fitness facility to keep in top shape
- Over the span of 18,000 SF of outdoor green space, homeowners can enjoy a BBQ, farm table dining area, communal play areas, and outdoor amenity deck
- Bike repair room for cycling enthusiasts
- Owners have exclusive access to 5 e-bikes
- Secure bike and storage lockers available
- On-site car wash and dedicated dog wash room
- Provision for EV charging available in all parking stalls
- Residents enjoy a free Modo carshare membership

### The Joinery

- 14,000 SF of retail space including a neighbourhood grocery store
- Approximately 12,000 SF daycare facility in the heart of the community
- Multi-sport court for friendly competition
- Let your four-legged friends roam free in an off-leash play area
- Multi-purpose plaza space fosters impromptu meet ups
- Destination play area where new friendships flourish
- Cool down in the water play area on warmer days

### Thoughtful Modern Living

- Air conditioning to keep homeowners comfortable during the summer months
- Low carbon energy system for eco-friendly and effortless heating and cooling
- Stunning light or dark interior colour schemes designed by award-winning Cristina Oberti Design
- Natural laminate wood flooring throughout all homes
- Convenient flex rooms intended to adjust to individual needs
- Contemporary roller blinds to optimize natural light and control UV protection
- Expansive windows with airy 8'11" ceilings in living area and bedrooms
- Oversized 7' suite entry doors for a grand sense of arrival
- Side-by-side Samsung 24" washer and dryer
- Large patio spaces for expansive outdoor entertaining
- Landscaping by award-winning PWL Partnership
- Architecture by award-winning Acton Ostry Architects

### Bathrooms

- Imported Italian cabinetry by Armony Cucine presented by Inform Projects
- Floating vanity adorned with a smooth quartz countertop
- Soft-close drawers provide ample storage
- Double undermount sinks in ensuite
- Chic Kohler single handle matte-black faucet
- Mirrored medicine cabinets with smart storage in ensuite
- Elegant porcelain tile flooring and striking feature wall
- Stylish Kohler matte-black bath and shower fixtures
- Modern Kohler matte-black shower wand in ensuite
- Recessed 6' x 20" shower niche in ensuite for essentials
- Acritec acrylic soaker tub melts the day away
- Kohler dual-flush toilet and quiet close seat

### Designer Kitchens

- Imported Italian cabinetry by Armony Cucine presented by Inform Projects
- Soft-close drawers provide ample storage
- Under cabinet LED lighting for late-night snacks
- An expansive kitchen island for every culinary pursuit
- Stylish multi-slab quartz countertop with eased edge and matching backsplash
- Sleek stainless steel undermount sink
- Chic Kohler pull-down matte-black faucet
- Recessed LED pot lights in ceilings create ambiance

### High End Appliance Package

- Two 24" Fulgor integrated side-by-side fridges with bottom freezers
- 30" Fulgor integrated electric cooktop
- 30" Fulgor integrated stainless steel convection wall oven
- 24" Fulgor integrated dishwasher
- 28" Incassa Smart insert hood fan
- Panasonic microwave 1.6 CF
- Spacious pantries provide additional storage

### Security & Technology

- Lobby entrance intercom to receive visitors
- Secure key-fob entry system for the elevators, building lobby, common areas, underground parkade & suite-specific floors
- 24/7 security cameras in key locations
- Fully secured underground parking with well-lit common areas & pedestrian walkways
- Energy efficient motion sensors on parkade lights
- Spacious, individual out-of-suite storage available

### Peace of Mind

- EDGAR customer service at your fingertips
- Comprehensive warranty protection by Travelers Canada
- 2-year material and labour warranty
- 5-year building envelope warranty
- 10-year structural defects warranty