

High Park  
URBAN TOWNS



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Form and  
function  
in perfect  
harmony.

Truly remarkable architecture that achieves both elegance and capability, while surpassing the standards necessary for a lifestyle beyond comparison. A seamless connection to modern luxuries that add not only character and class, but also form and function within every feature.



# A welcoming point of view

An innovative layout and attention to the natural elegance of the environment comes together within the centre court park. The charming outdoor space promises nature and tranquility within the comfort of home, highly complimenting the private parking directly underneath.



# Here, only the sky is the limit

Spacious rooftop terraces display the enchanting scenery of downtown Aurora and Toronto from the exclusive Yonge Street vantage point. Views of the surrounding greenspace and wildlife provide even more opportunity to take serene living to all new levels.





# Designed for living well

Elegance within each contemporary space speaks for itself when it comes to the exceptional interior quality that exhibits clean lines and superior finishes. Inspired by the most exceptional modern architecture and handcrafted to perfection, living in a home that effortlessly reaches its full potential is finally possible.

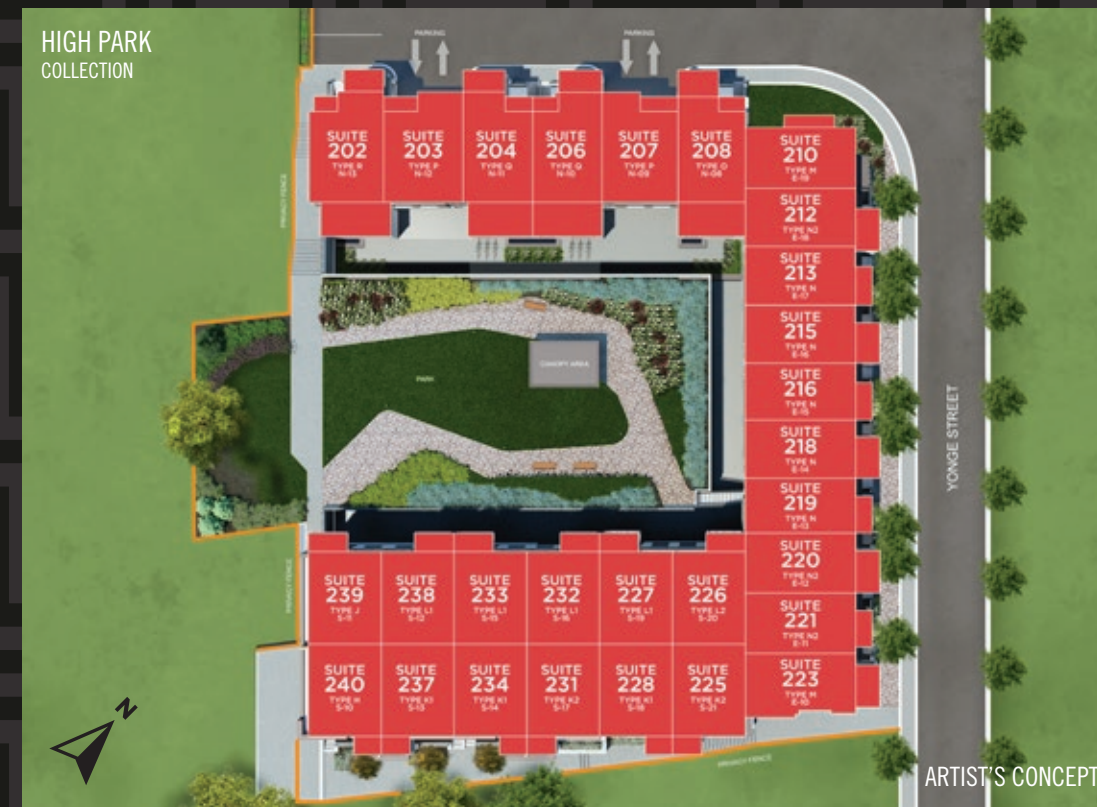
# SITE PLAN



ARTIST'S CONCEPT

## LEGEND

- STANLEY PARK COLLECTION  
Lower Level Bungalow Suites
- CENTRAL PARK COLLECTION  
Bungalow Suites
- HIGH PARK COLLECTION  
Two Storey Suites + Rooftop Terrace



ARTIST'S CONCEPT



ARTIST'S CONCEPT



ARTIST'S CONCEPT



# Stanley Park

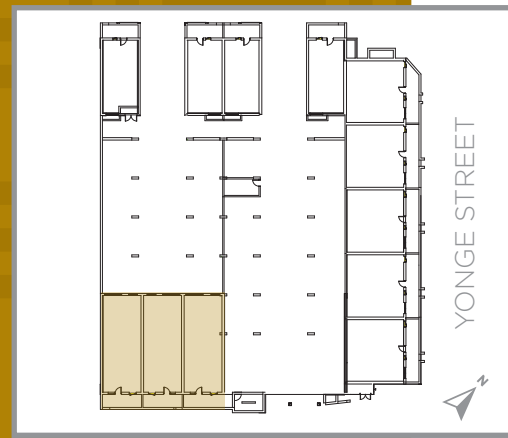
COLLECTION



# Stanley Park Plan-01

995  
SQ.FT.

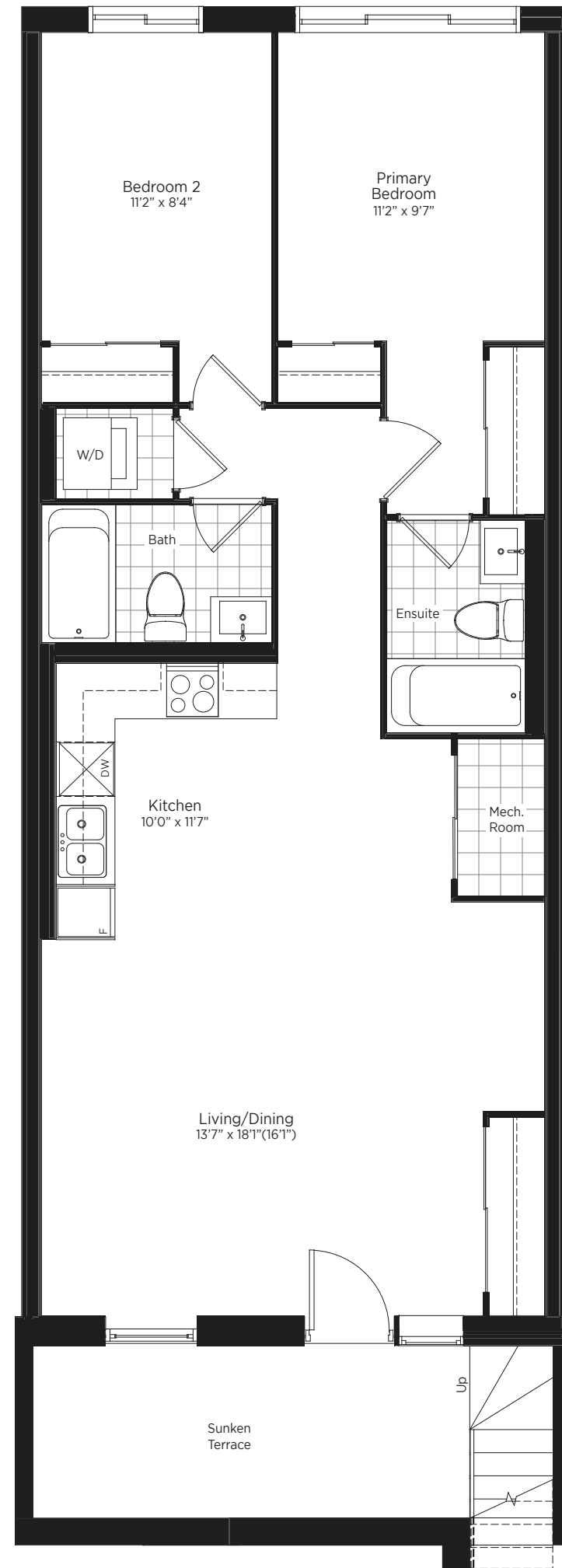
2 BEDROOM



Lower Level



Level Indicator

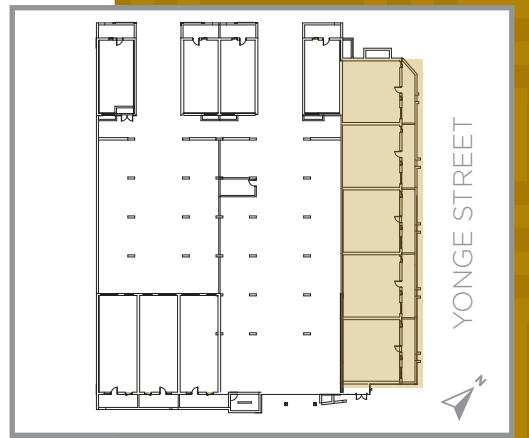


Lower Level  
Units S1 / S2 / S3

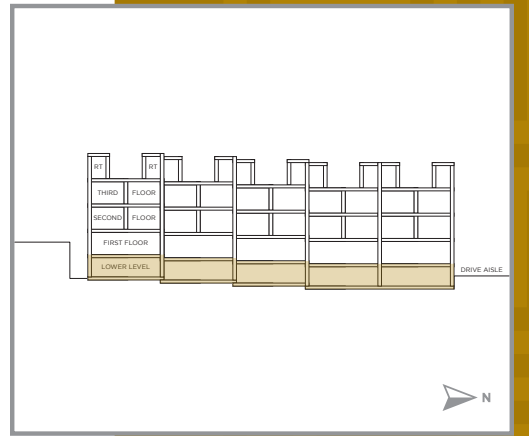
# Stanley Park Plan-02

955  
SQ.FT.

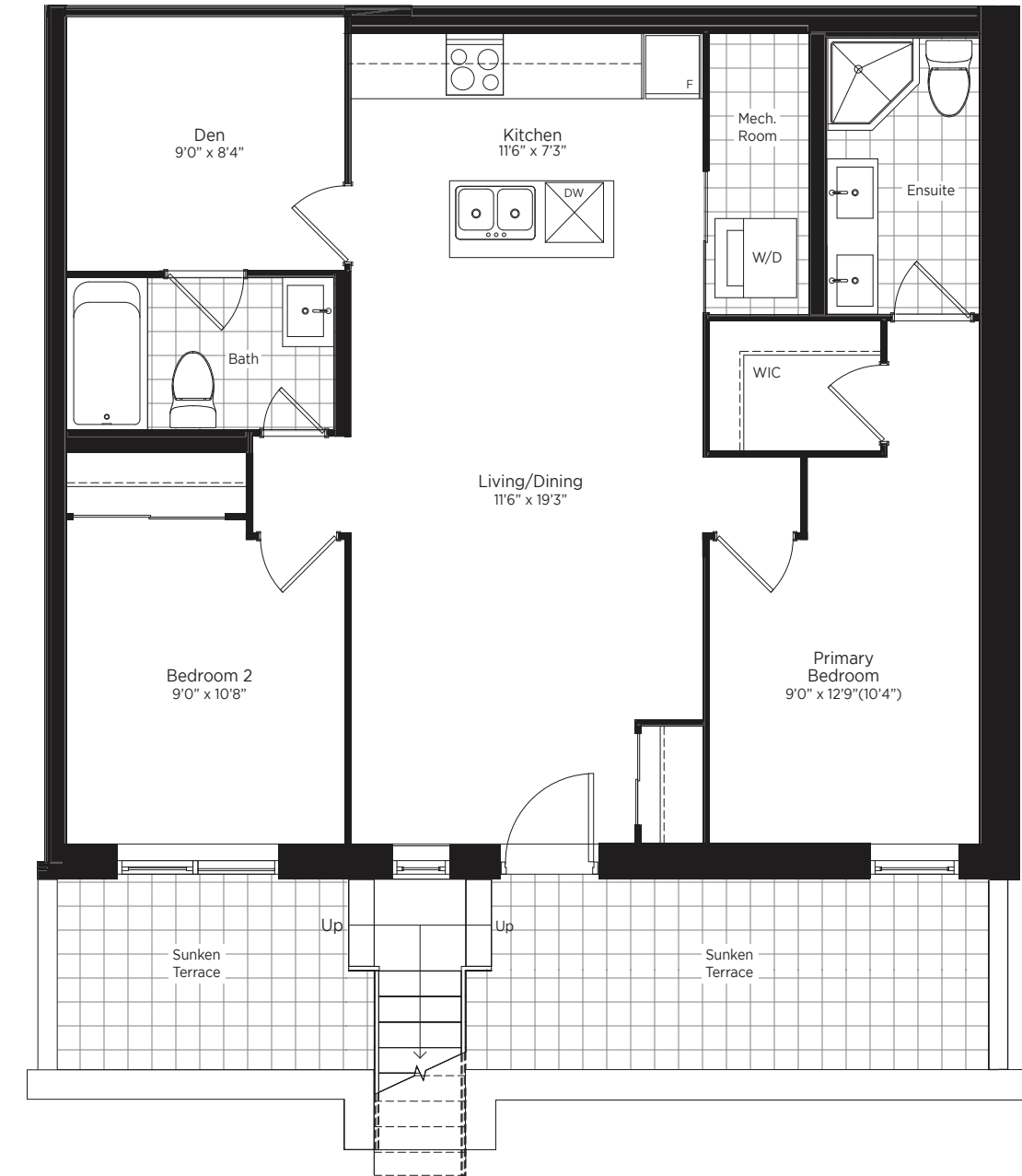
2 BEDROOM + DEN



Lower Level



Level Indicator

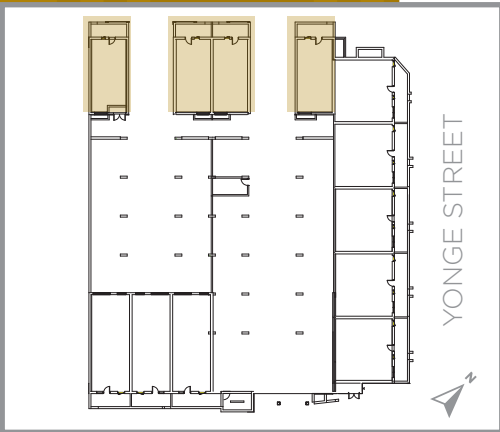


Lower Level  
Units E1 / E2 / E3 / E4 / E5

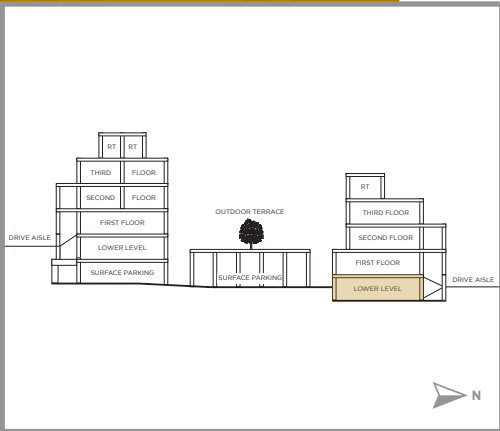
# Stanley Park Plan-03

720  
SQ.FT.

2 BEDROOM



Lower Level



Level Indicator



Lower Level  
Units N1 / N2 / N3 / N4

# Central Park COLLECTION

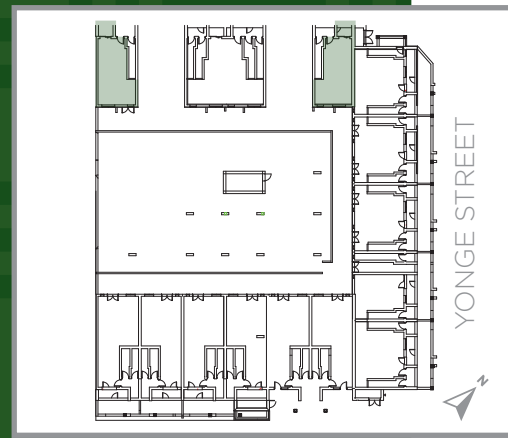


The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Locations of furnace, hot water tank, posts and beams may vary and are to be determined by architect and purchasers shall be deemed to accept the same. E. & O.E. November 2021 **TYPE C**

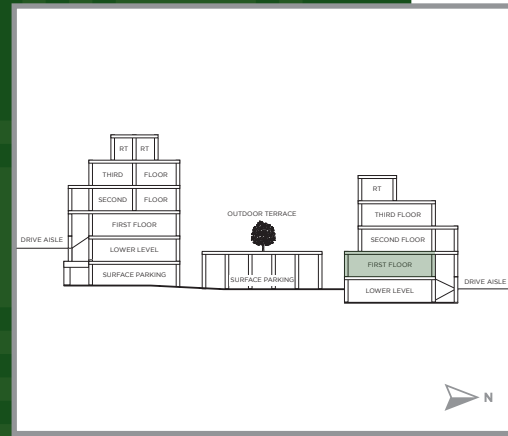
# Central Park Plan-01

530  
SQ.FT.

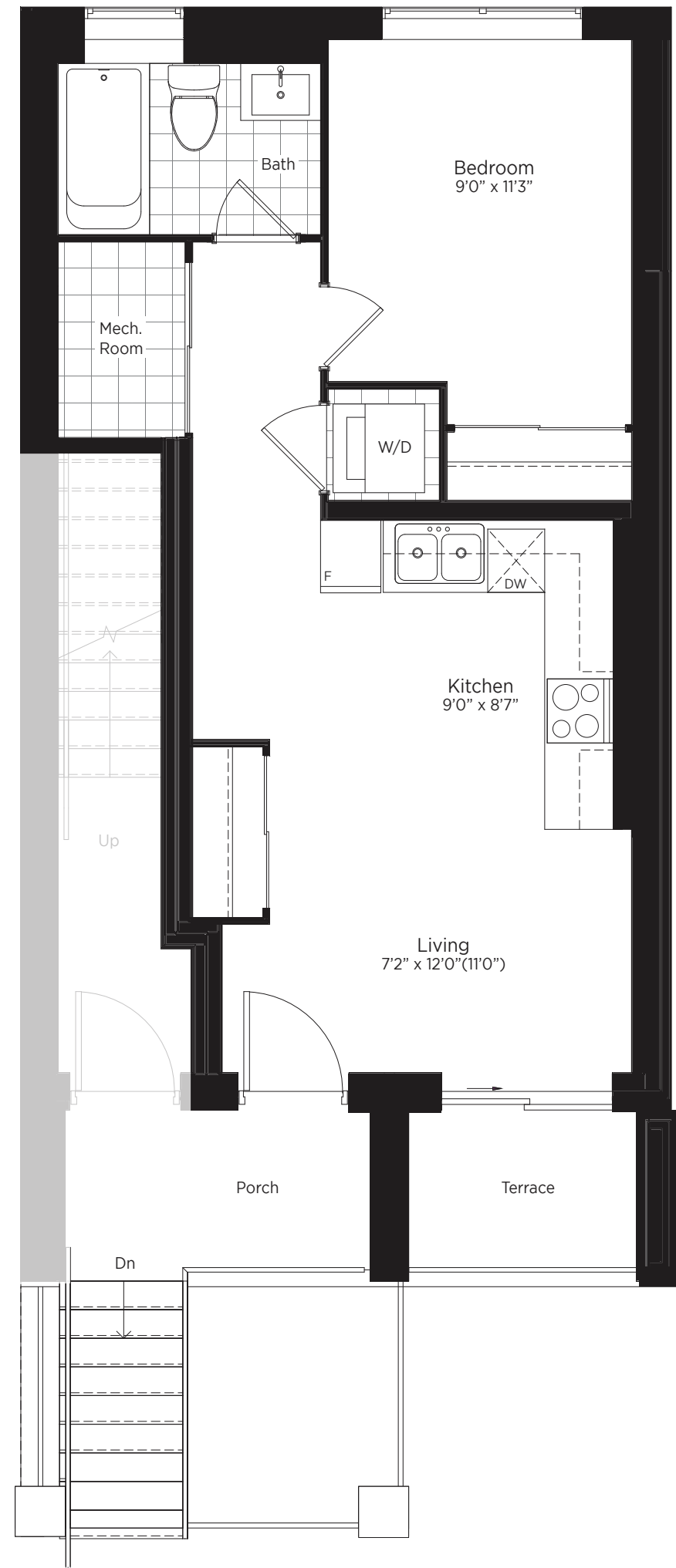
1 BEDROOM



First Floor



Level Indicator

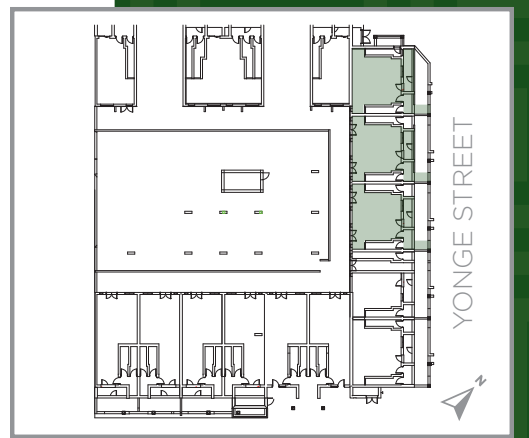


First Floor  
Units N5 / N7

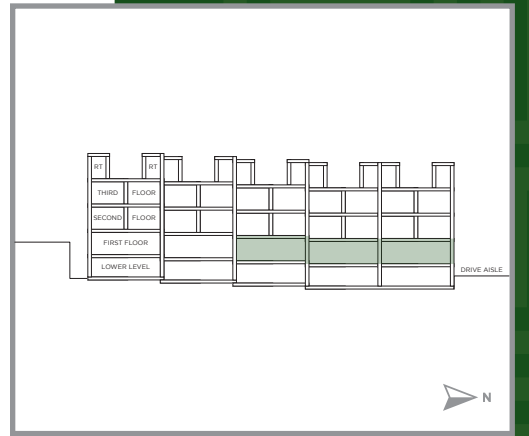
# Central Park Plan-02

625  
SQ.FT.

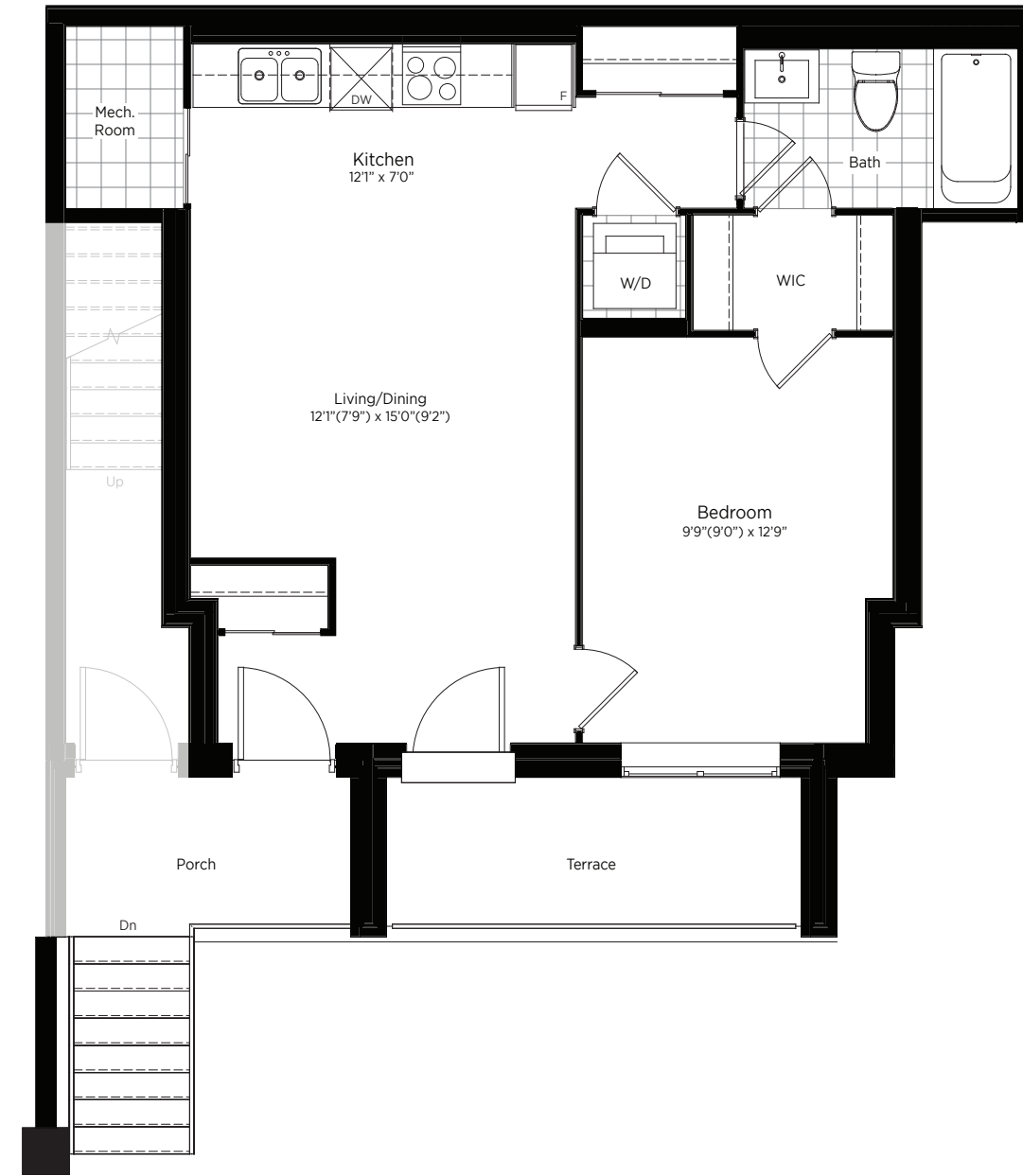
1 BEDROOM



First Floor



Level Indicator

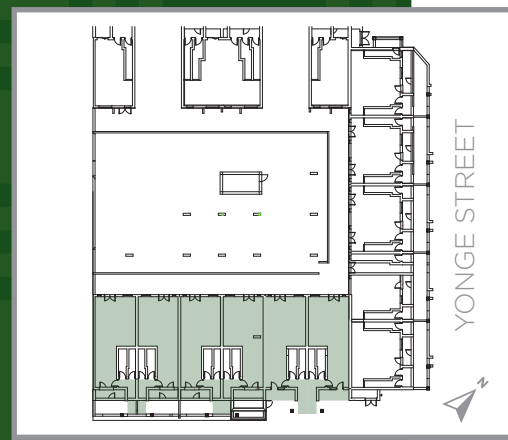


First Floor  
Units E7 / E8 / E9

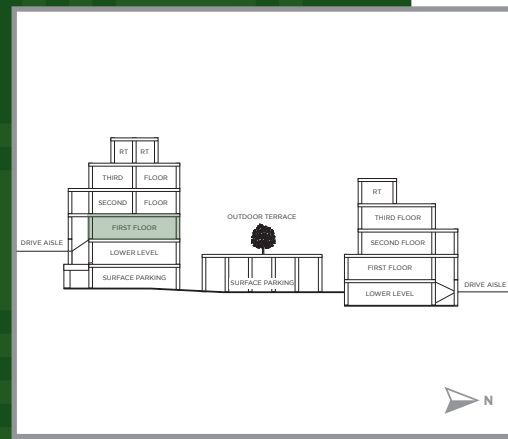
# Central Park Plan-03

710  
SQ.FT.

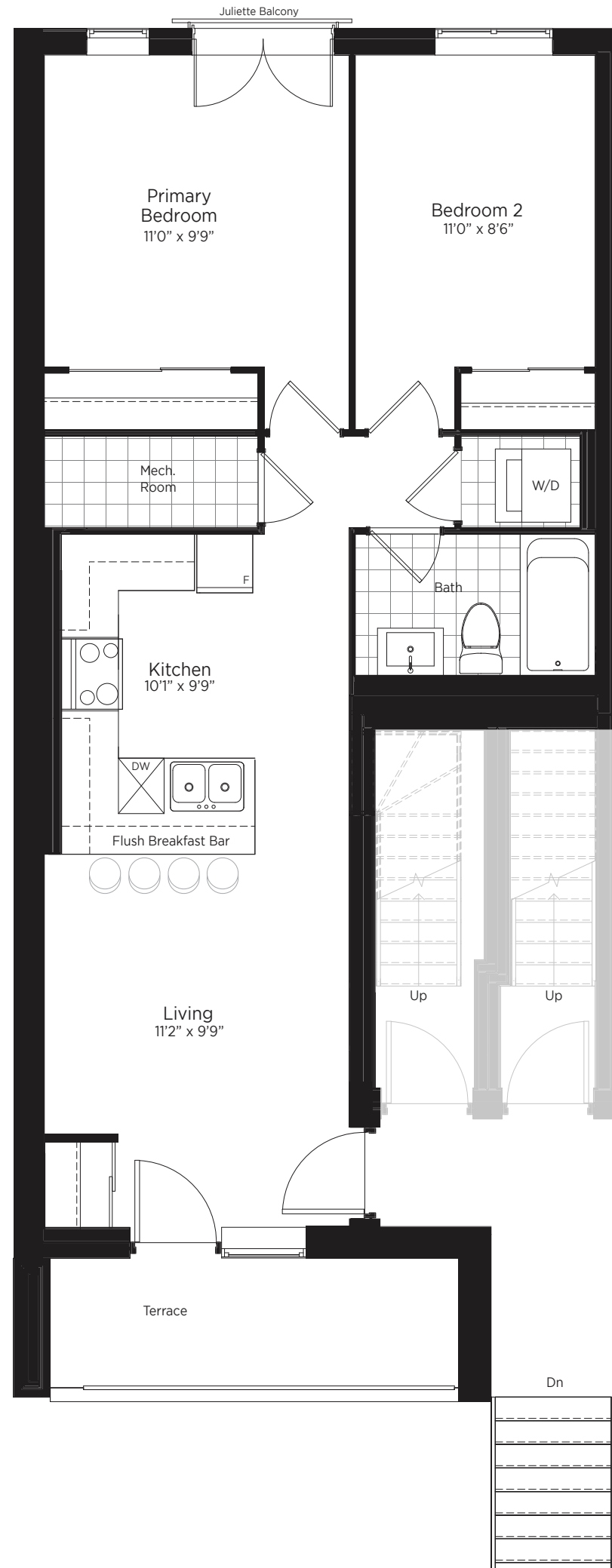
2 BEDROOM



First Floor



Level Indicator

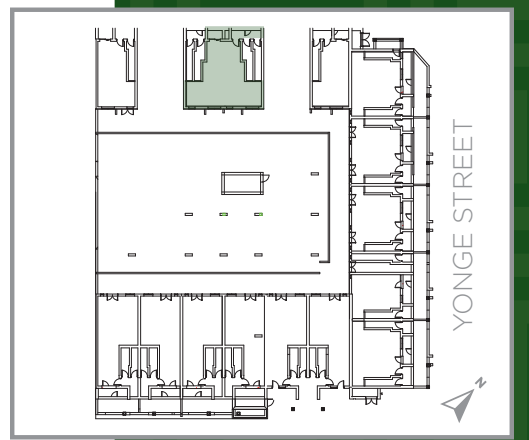


First Floor  
Units S4 / S5 / S6 / S7 / S8 / S9

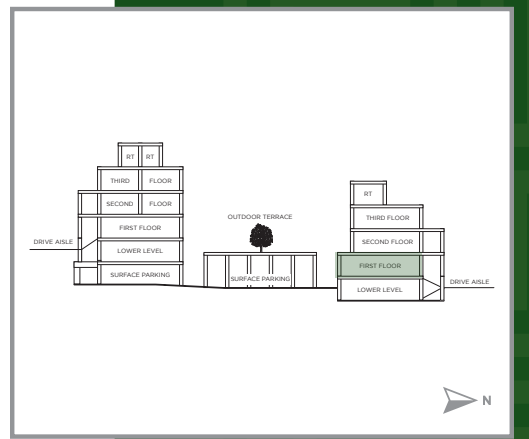
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850  
SQ.FT.

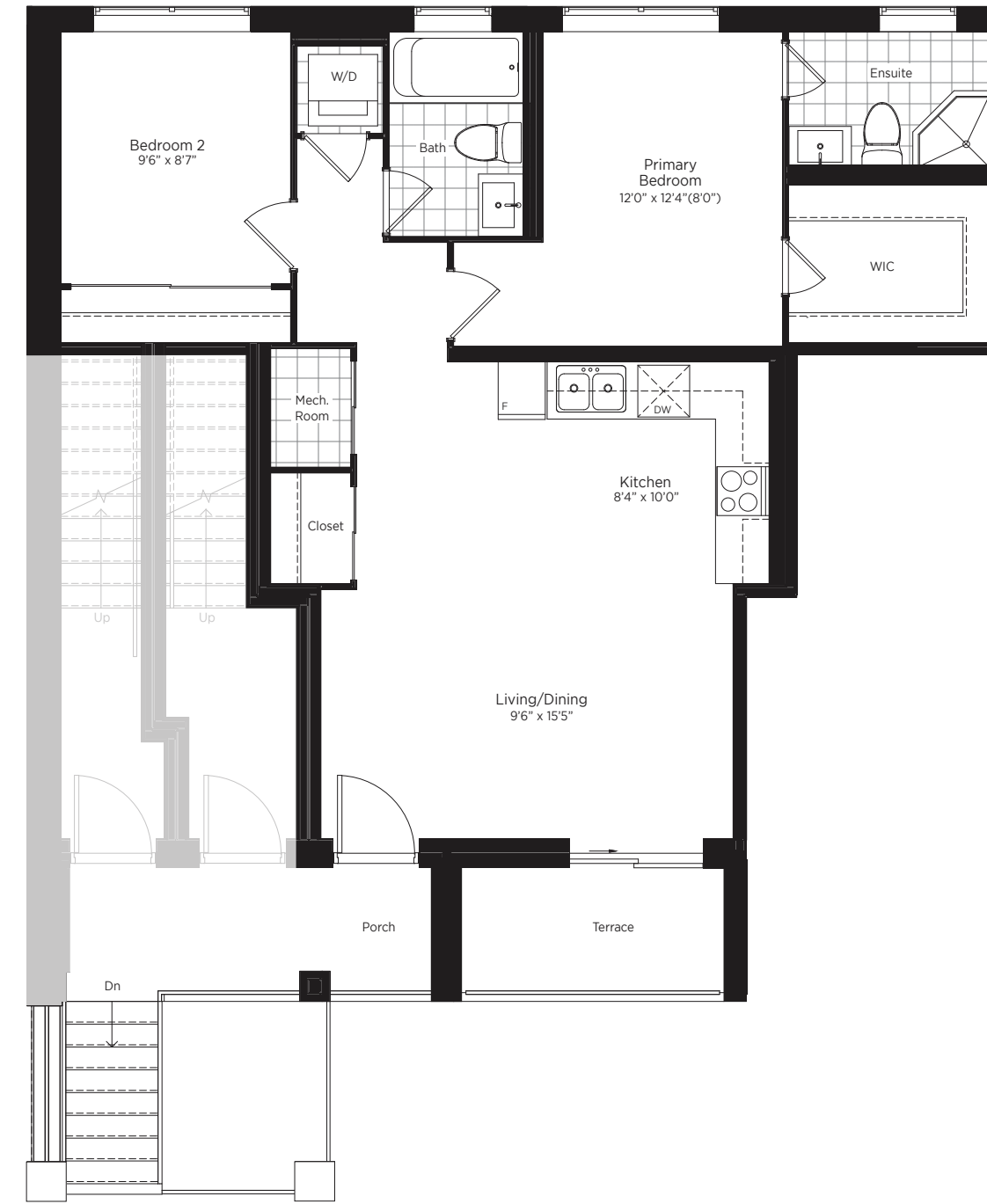
2 BEDROOM



First Floor



Level Indicator

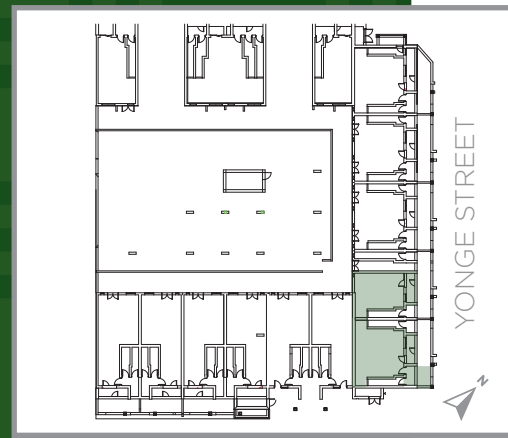


First Floor  
Unit N6

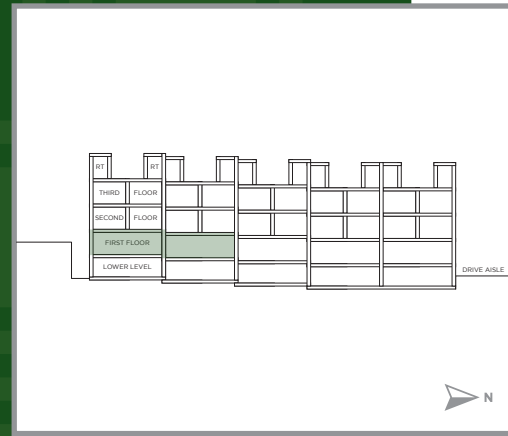
# Central Park Plan-05

1,080  
SQ.FT.

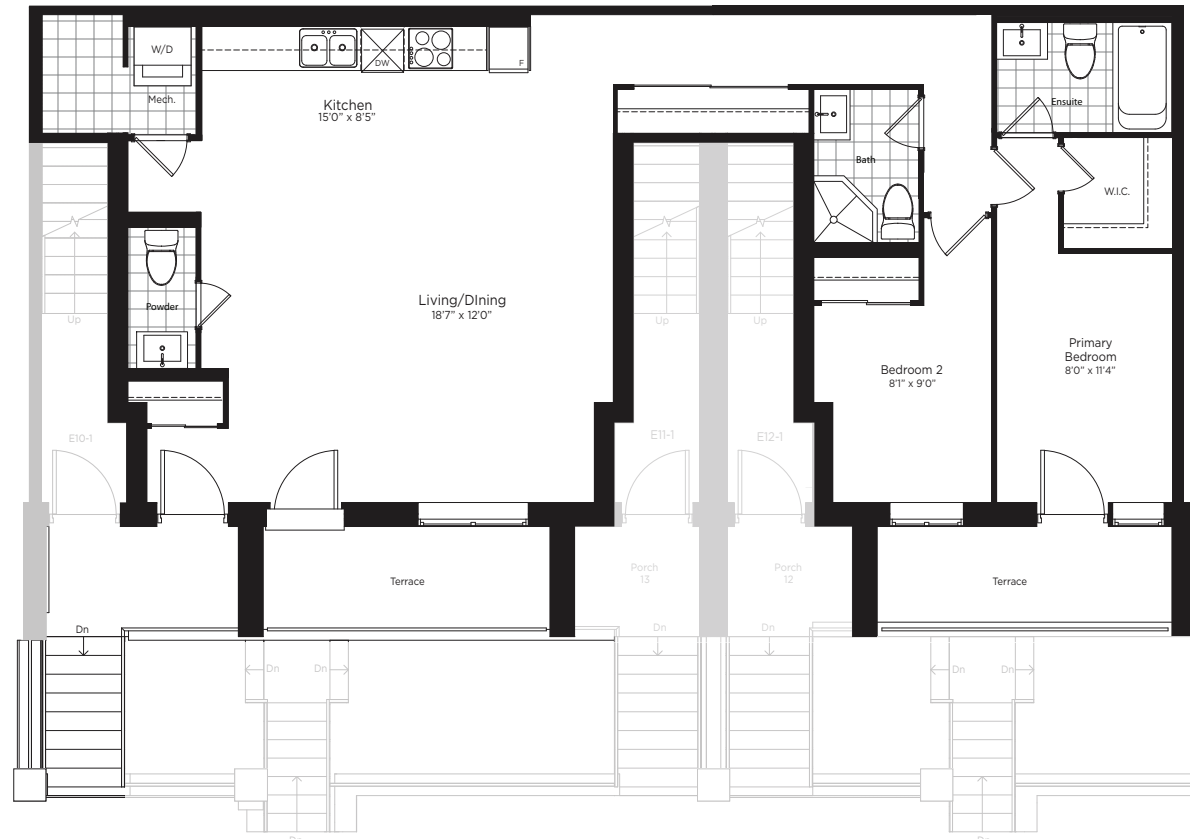
2 BEDROOM



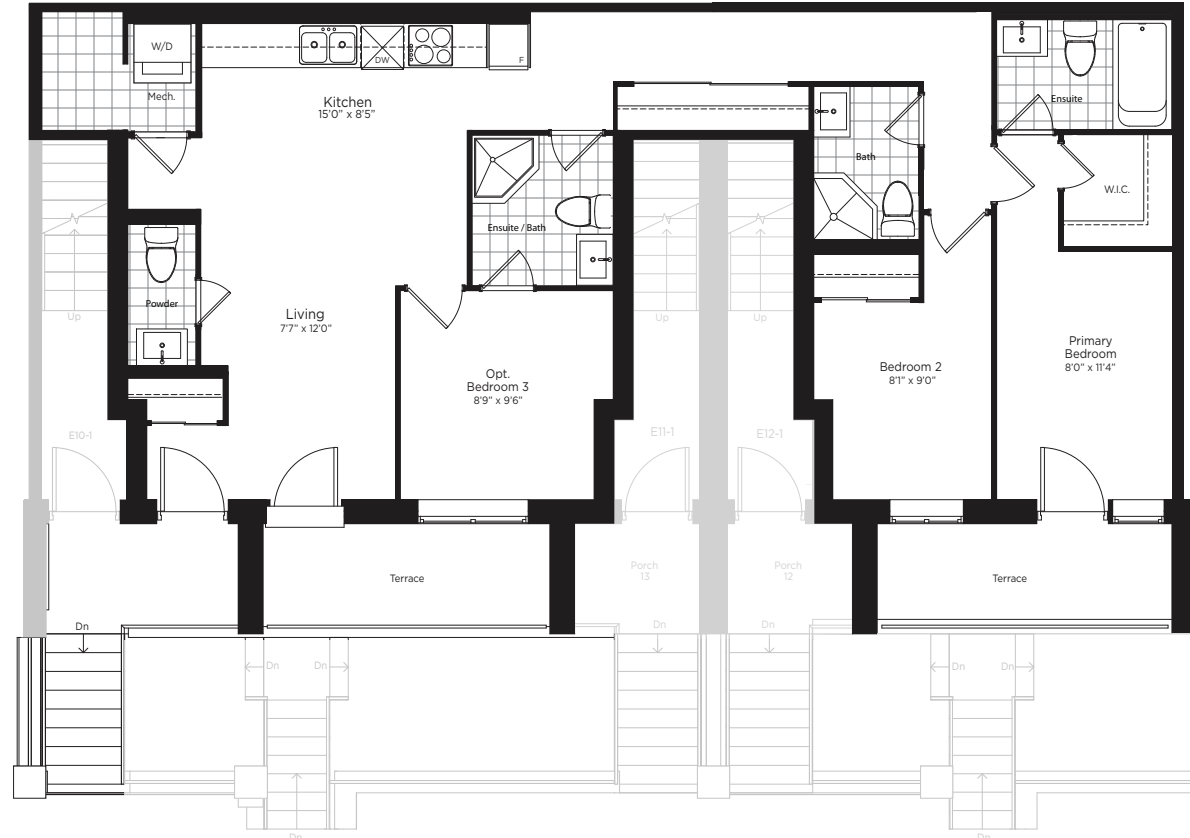
First Floor



Level Indicator



First Floor  
Unit E6



First Floor  
Unit E6 3 Bedroom Option

# High Park COLLECTION

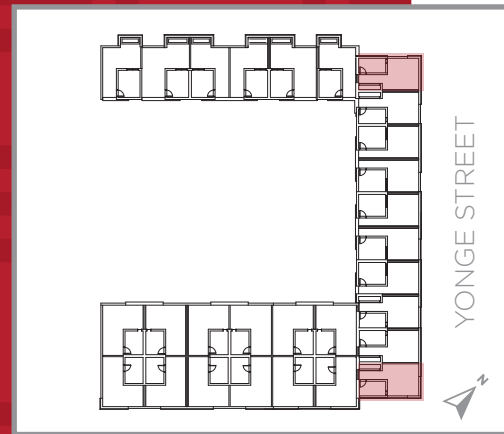


The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Locations of furnace, hot water tank, posts and beams may vary and are to be determined by architect and purchasers shall be deemed to accept the same. E. & O.E. November 2021 **TYPE S**

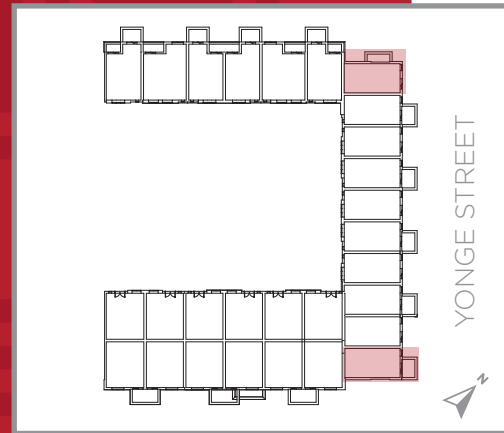
# High Park Plan-01

1,135  
SQ.FT.

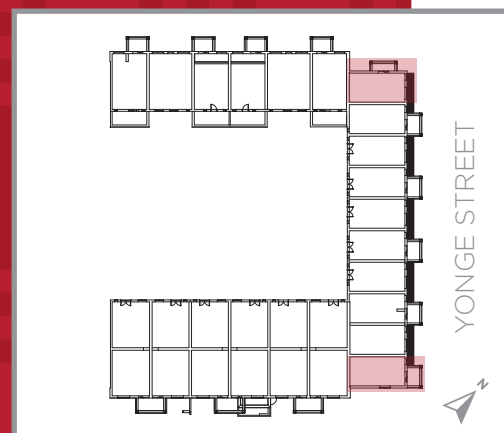
2 BEDROOM  
+ TERRACE = 270 SQ.FT



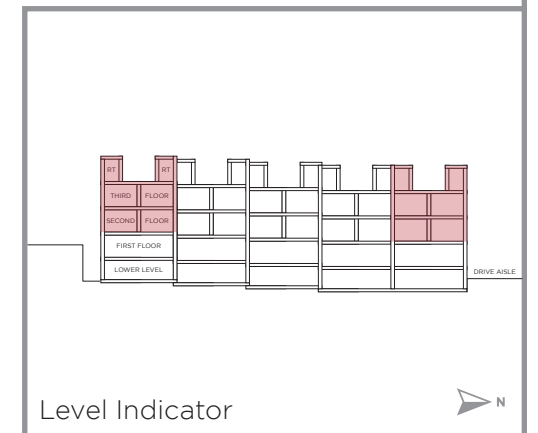
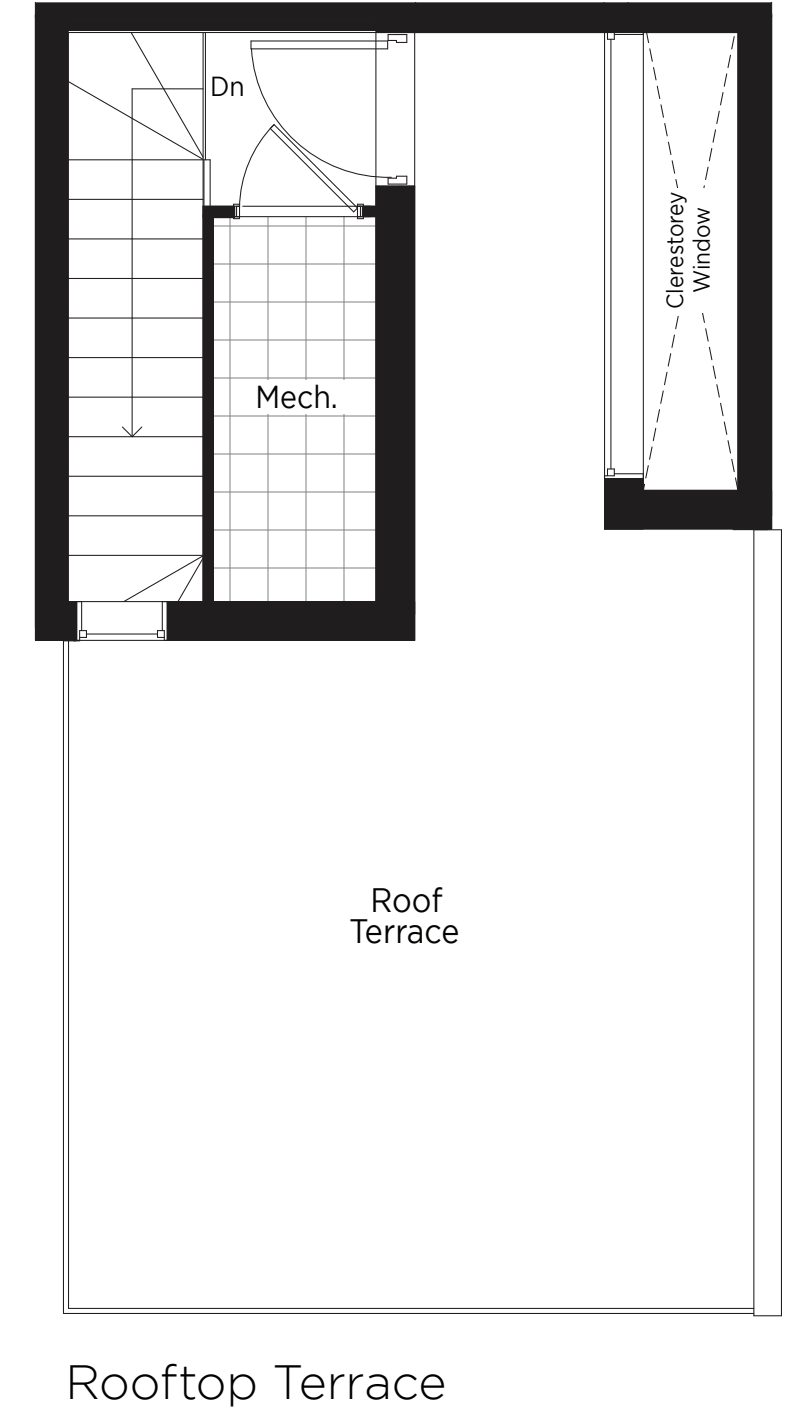
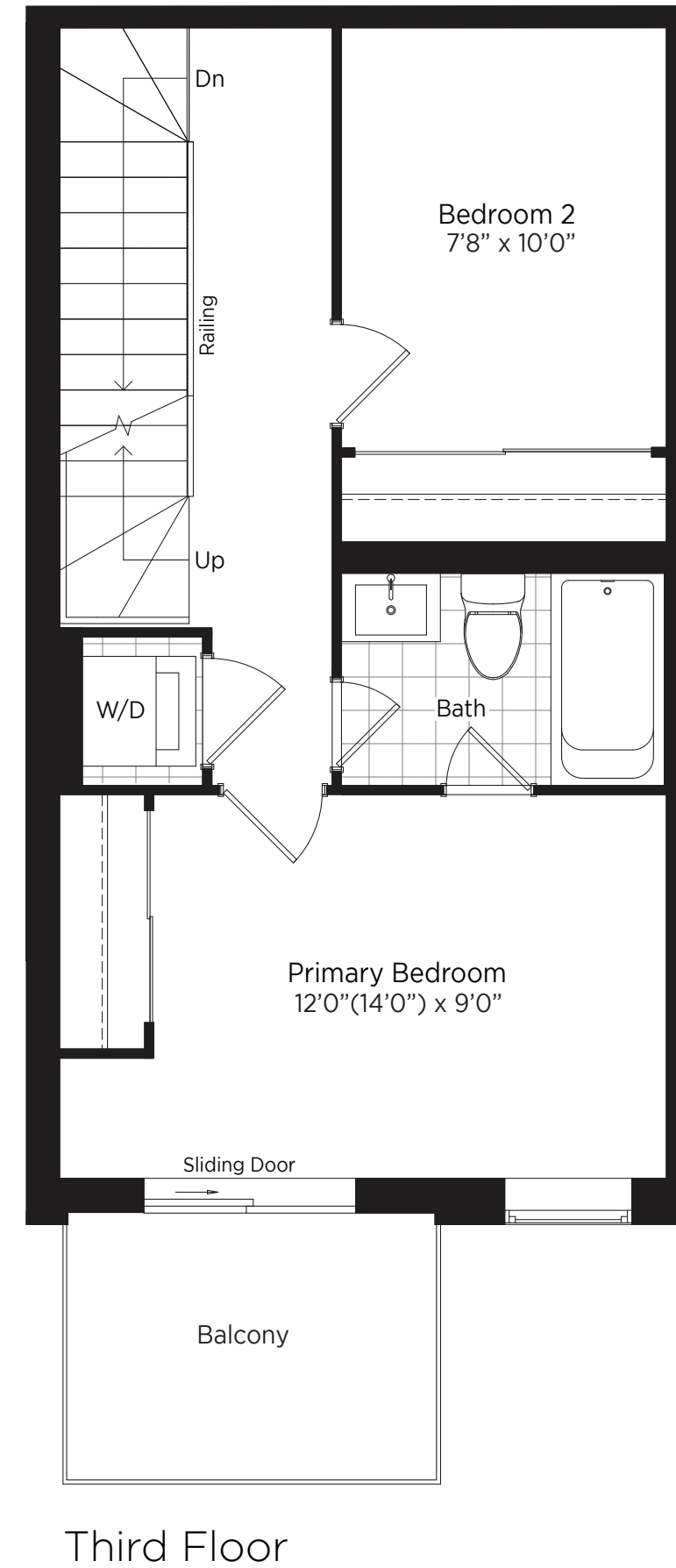
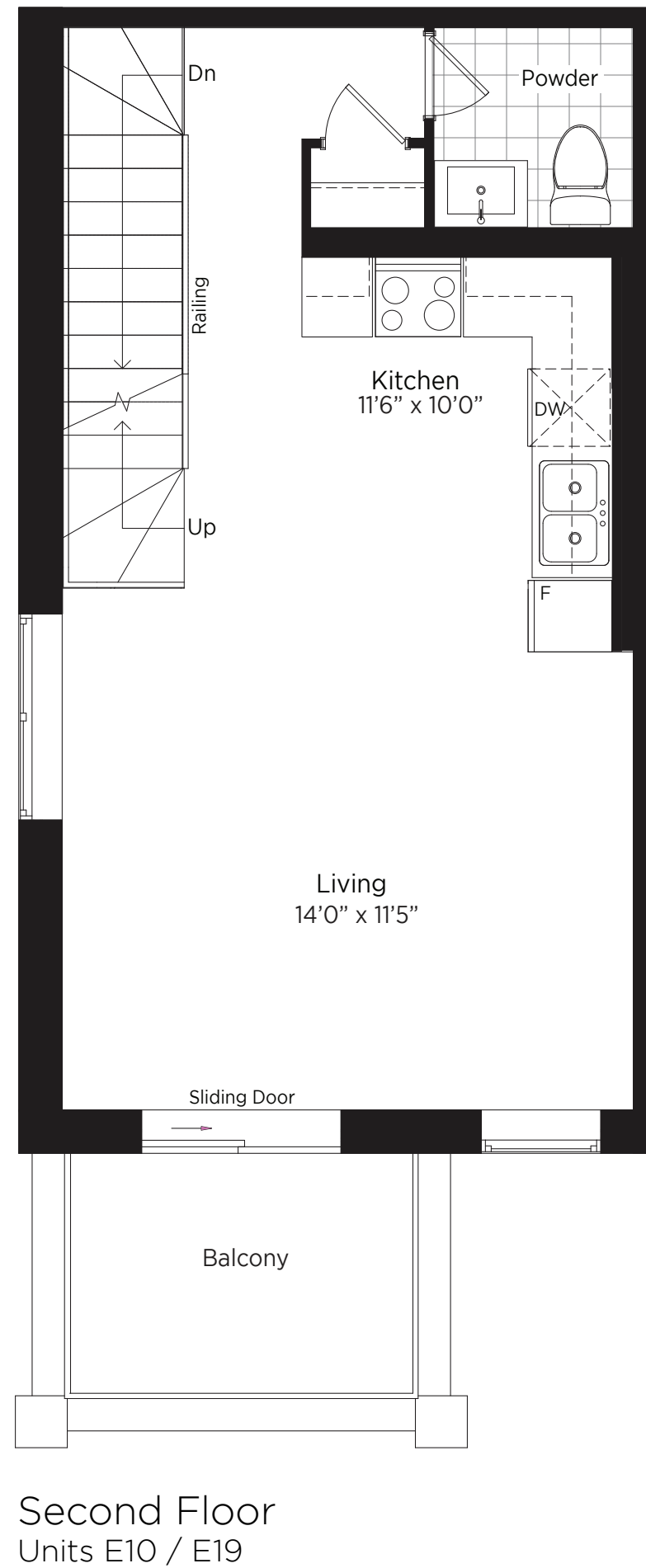
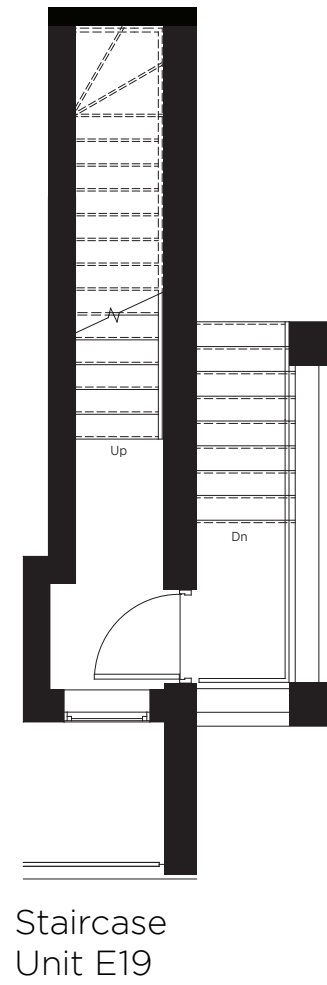
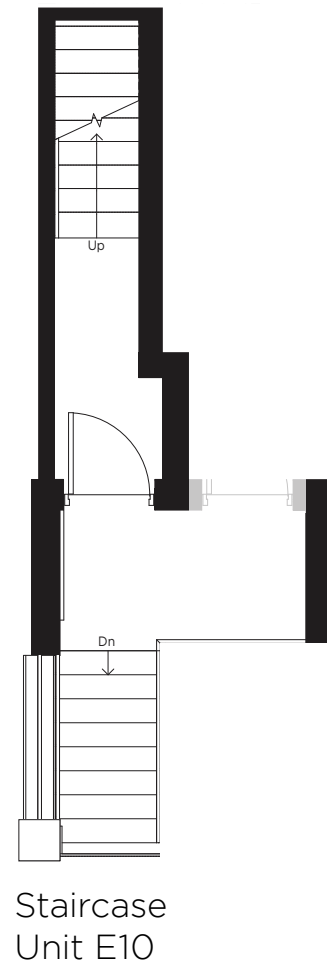
Rooftop Terrace



Third Floor



Second Floor

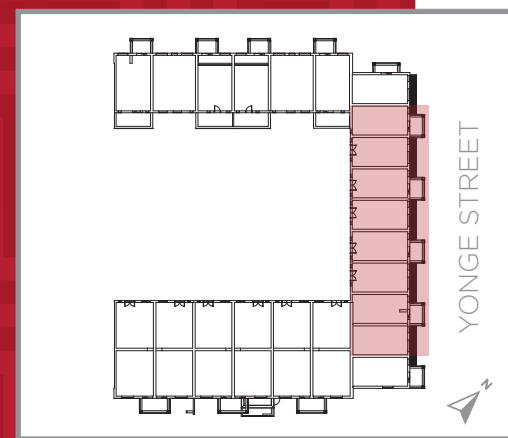
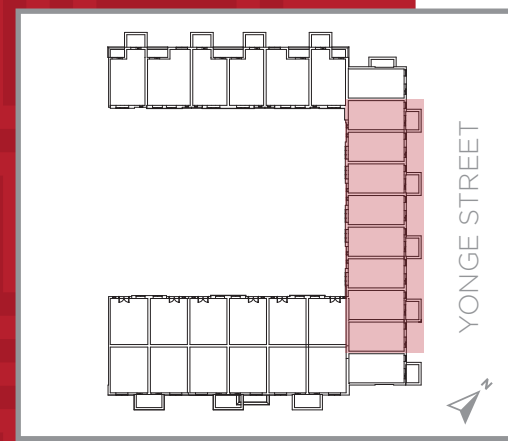
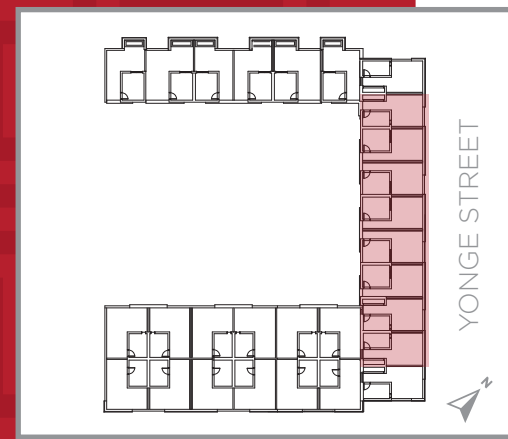


# High Park Plan-02

1,130 SQ.FT.  
TYPE N

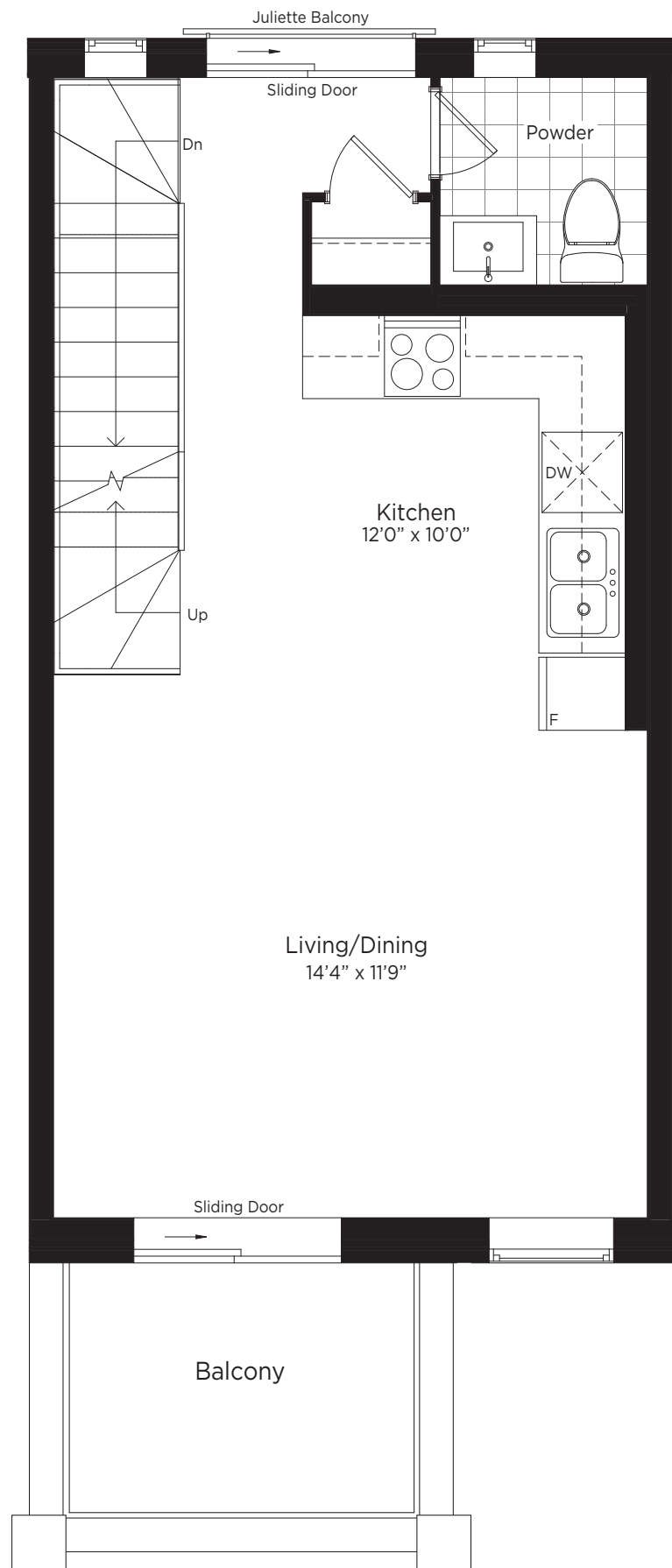
1,095 SQ.FT.  
TYPE N2

2 BEDROOM  
+ TERRACE = 270 SQ.FT

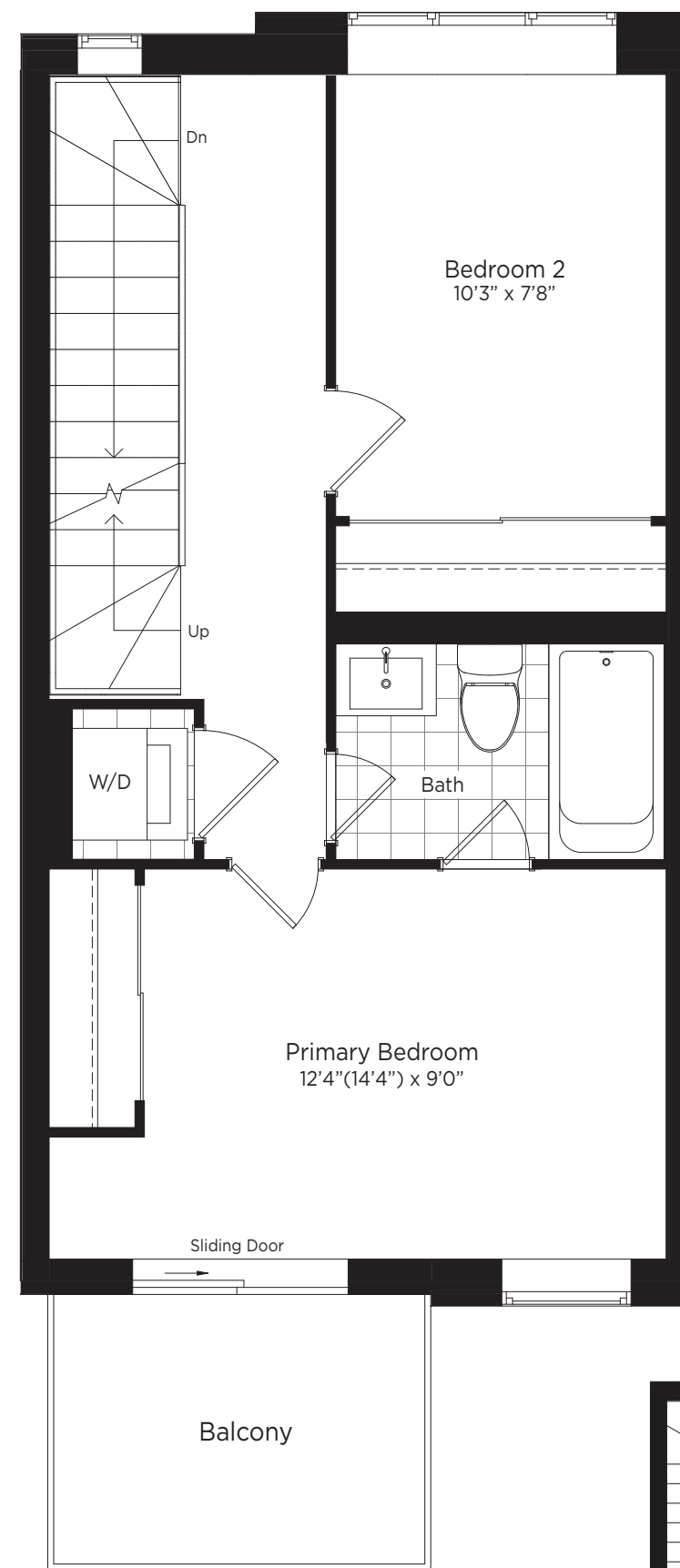


Staircase  
Units E11 / E12 /  
E14 / E15 / E16 /  
E17 / E18

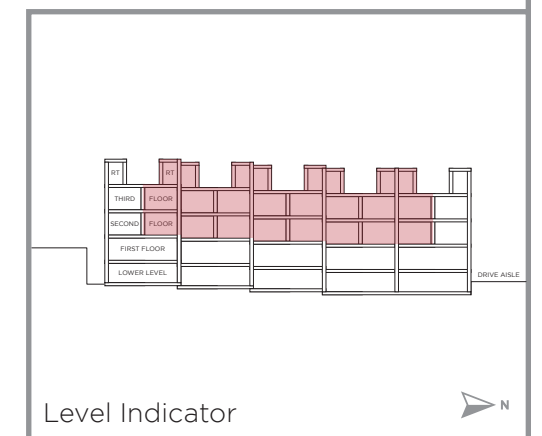
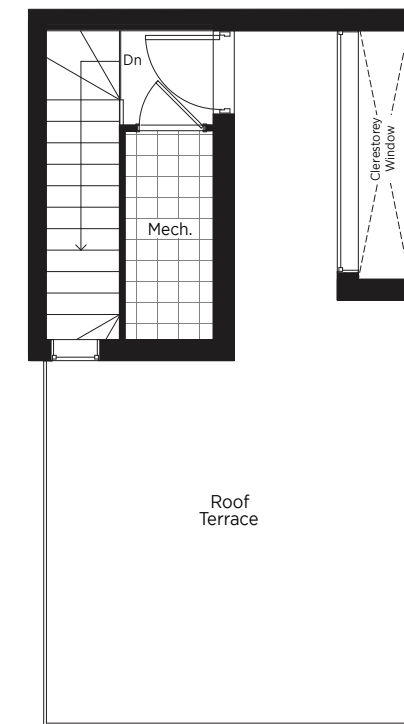
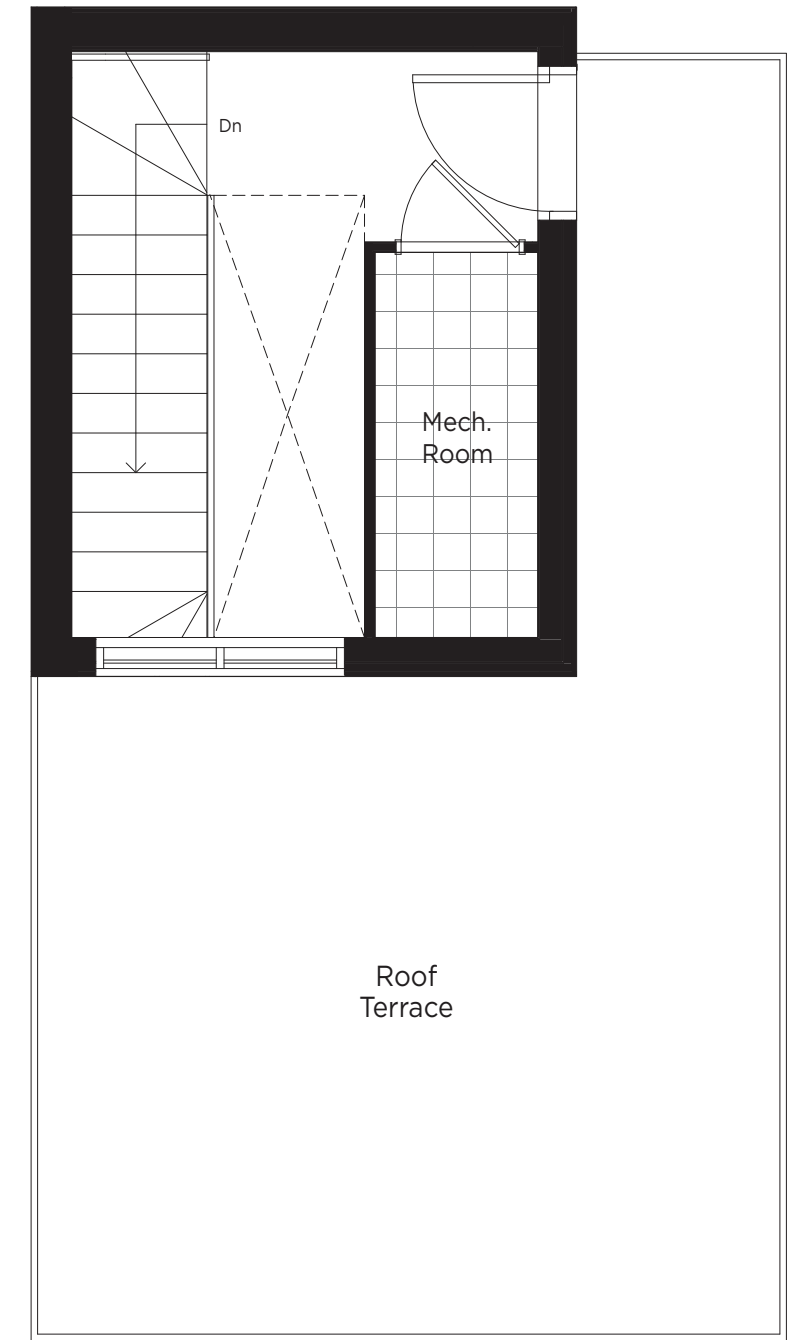
Staircase  
Unit E13



Second Floor  
Units E11 / E12 / E13 / E14 / E15 /  
E16 / E17 / E18



Third Floor



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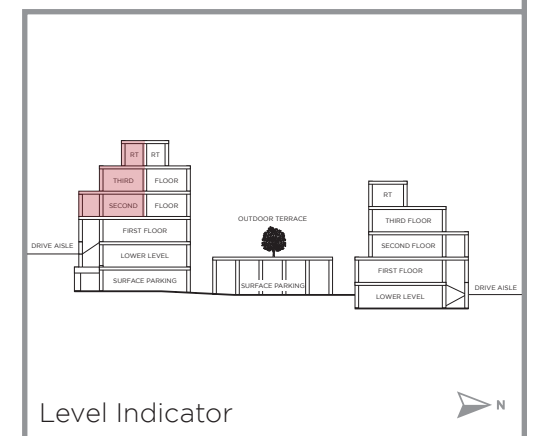
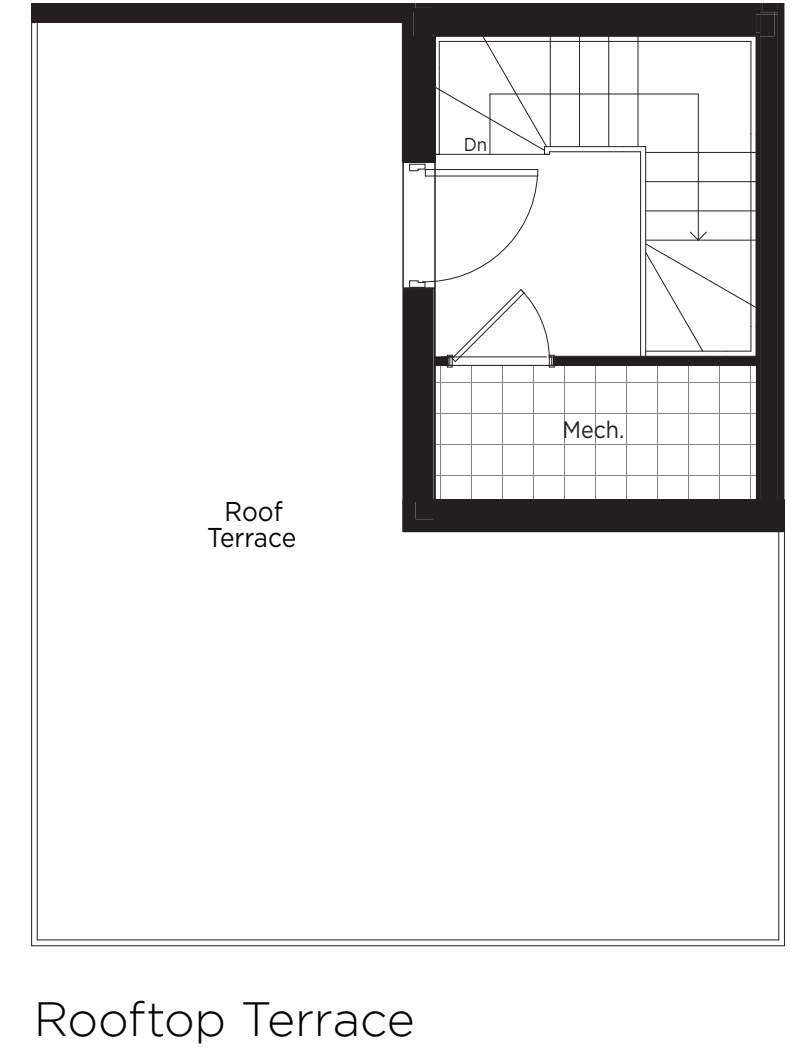
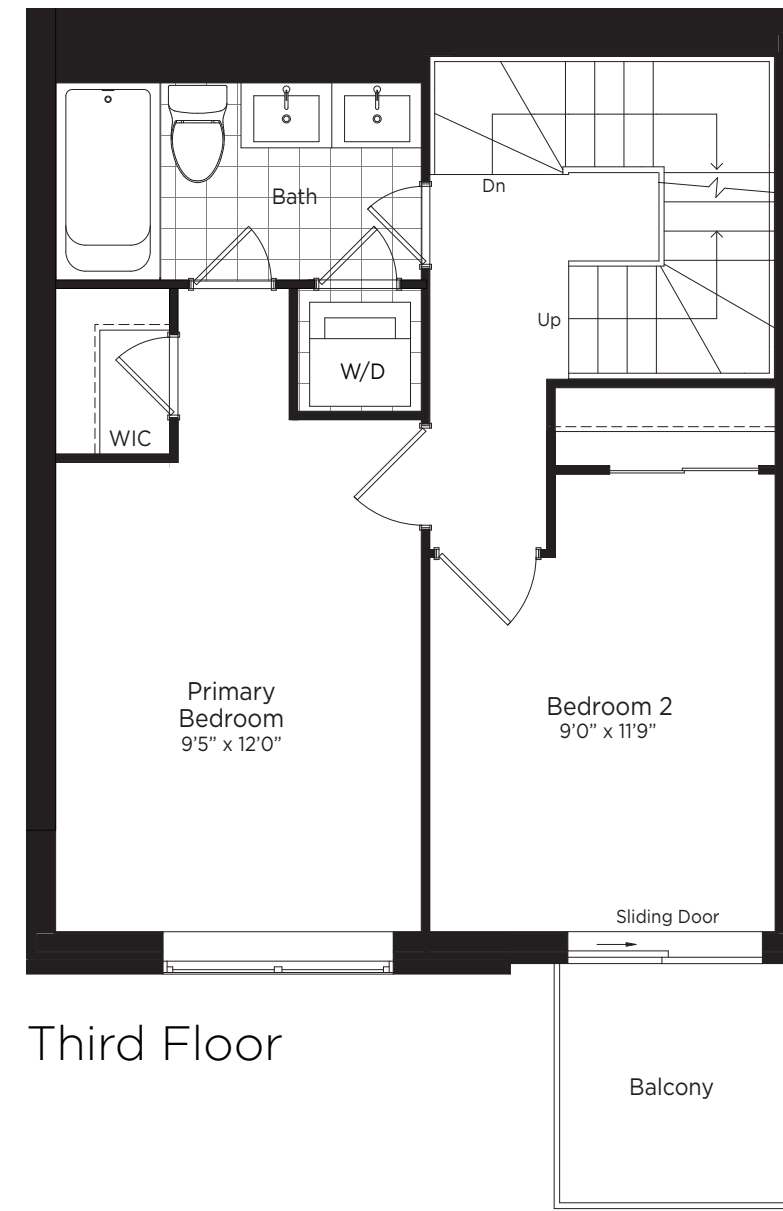
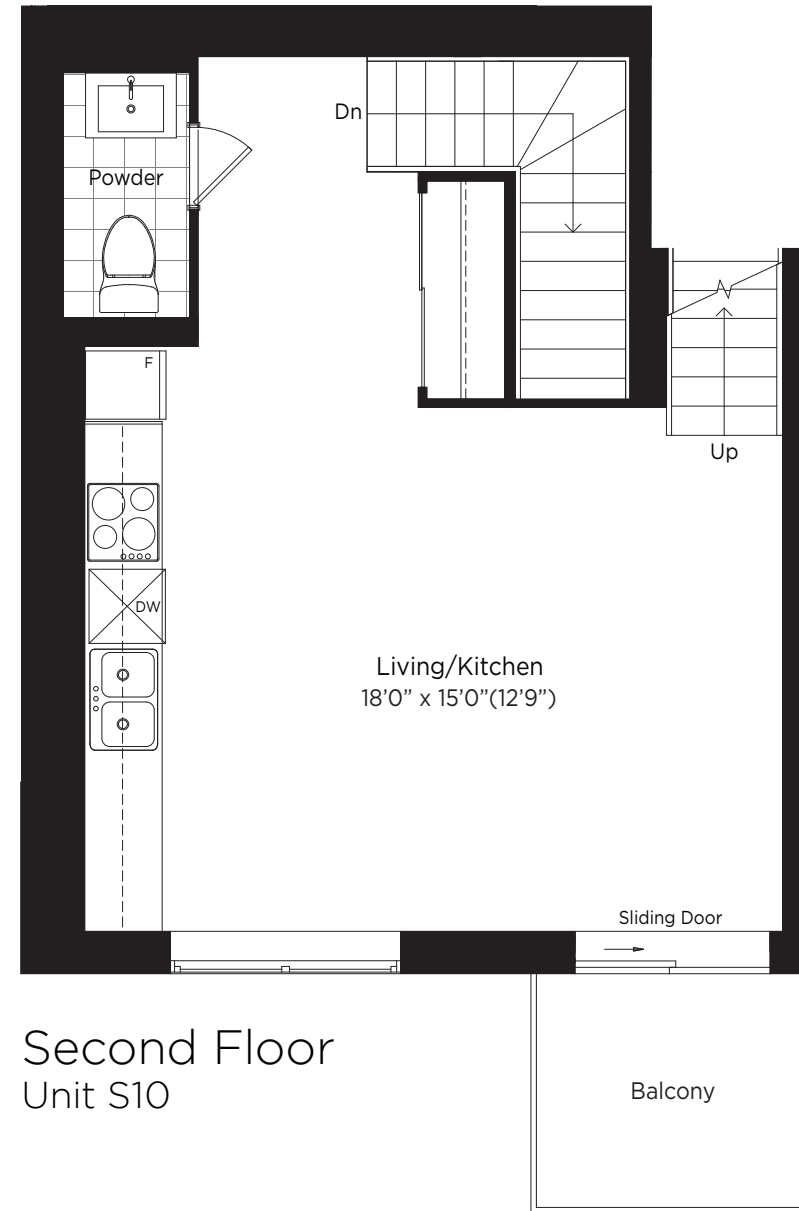
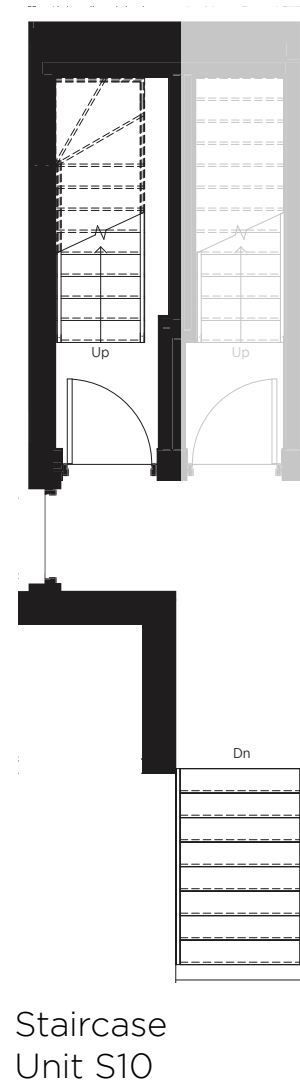
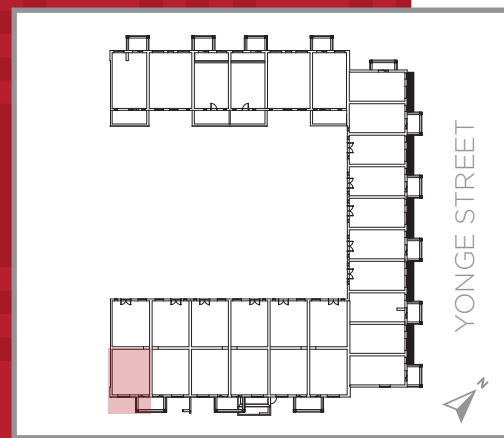
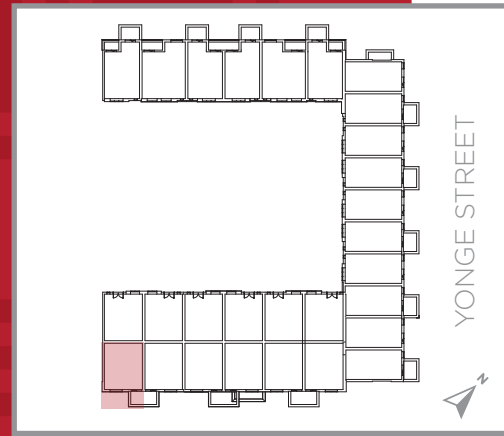
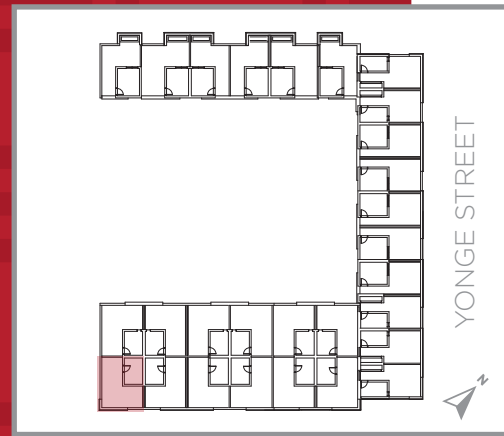
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# High Park Plan-03

1,140  
SQ.FT.

2 BEDROOM  
+ TERRACE = 310 SQ.FT

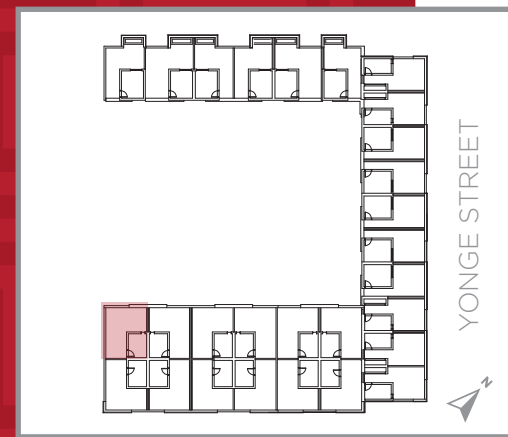




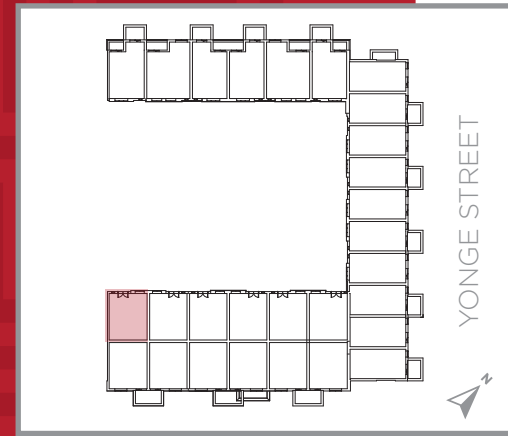
# High Park Plan-04

1,155  
SQ.FT.

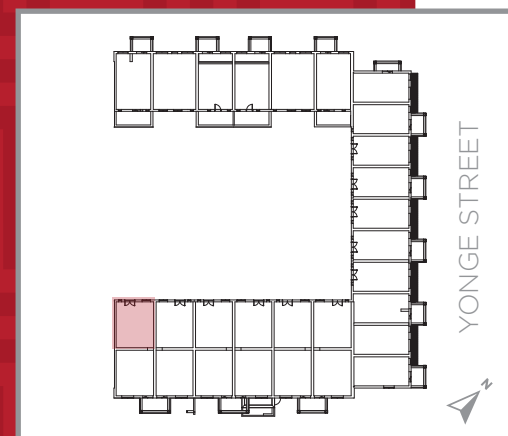
2 BEDROOM  
+ TERRACE = 320 SQ.FT



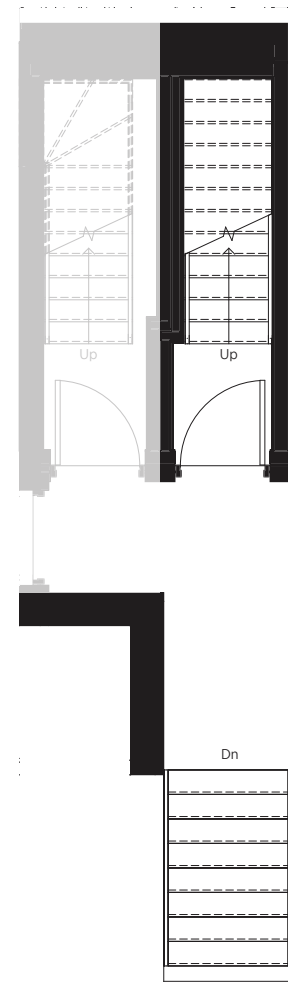
Rooftop Terrace



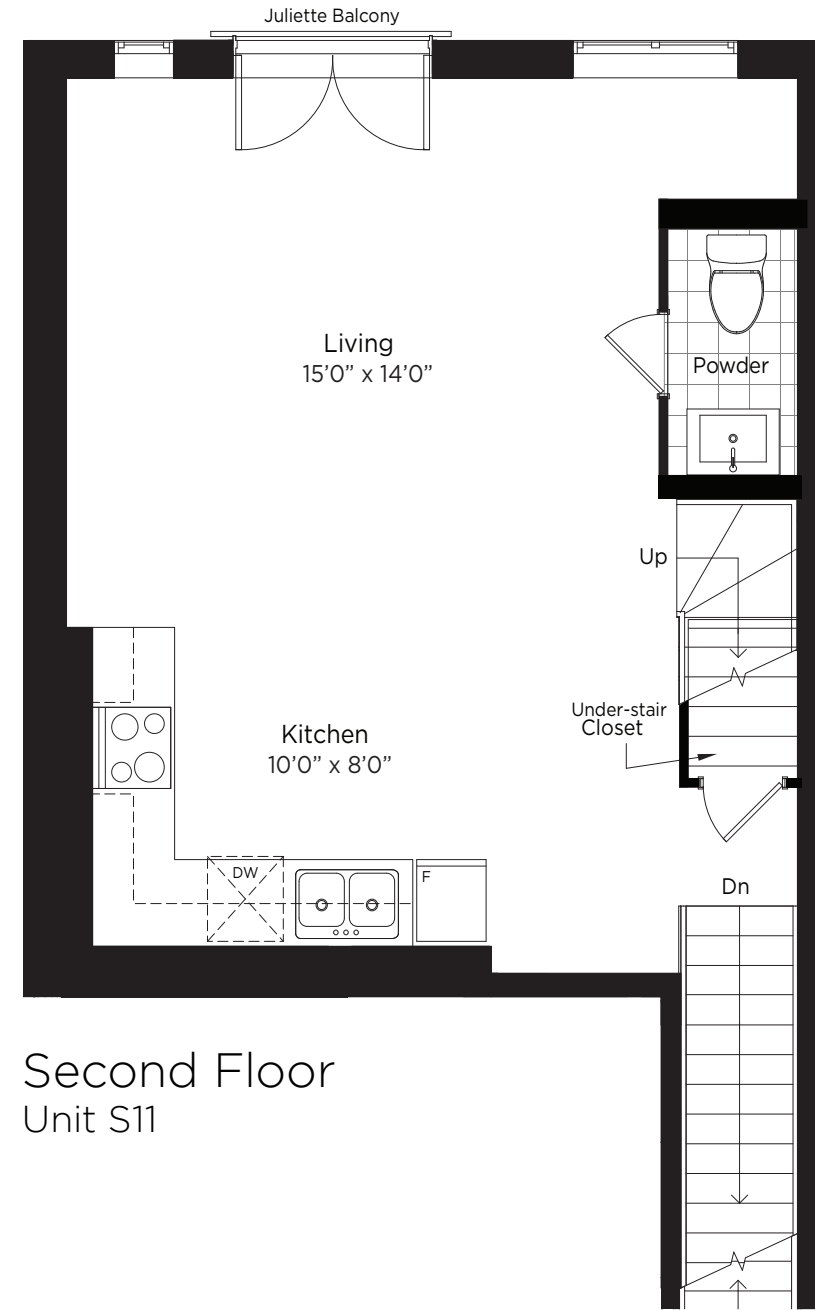
Third Floor



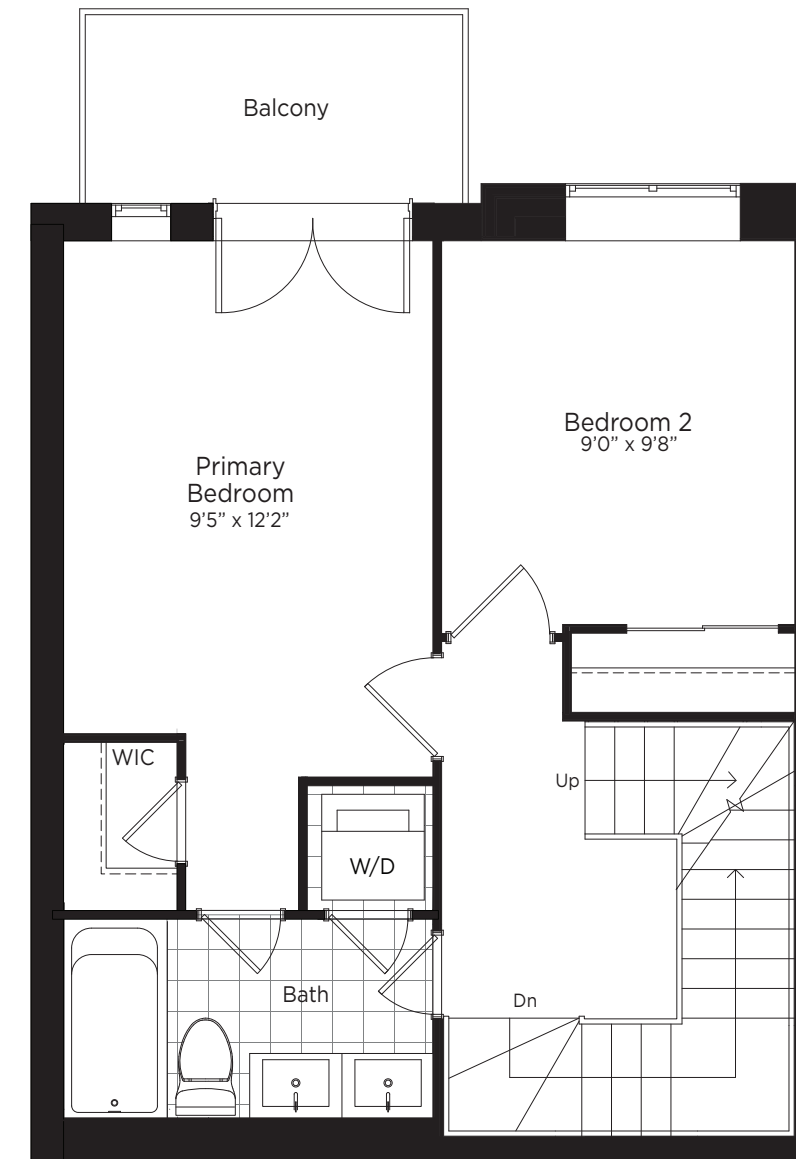
Second Floor



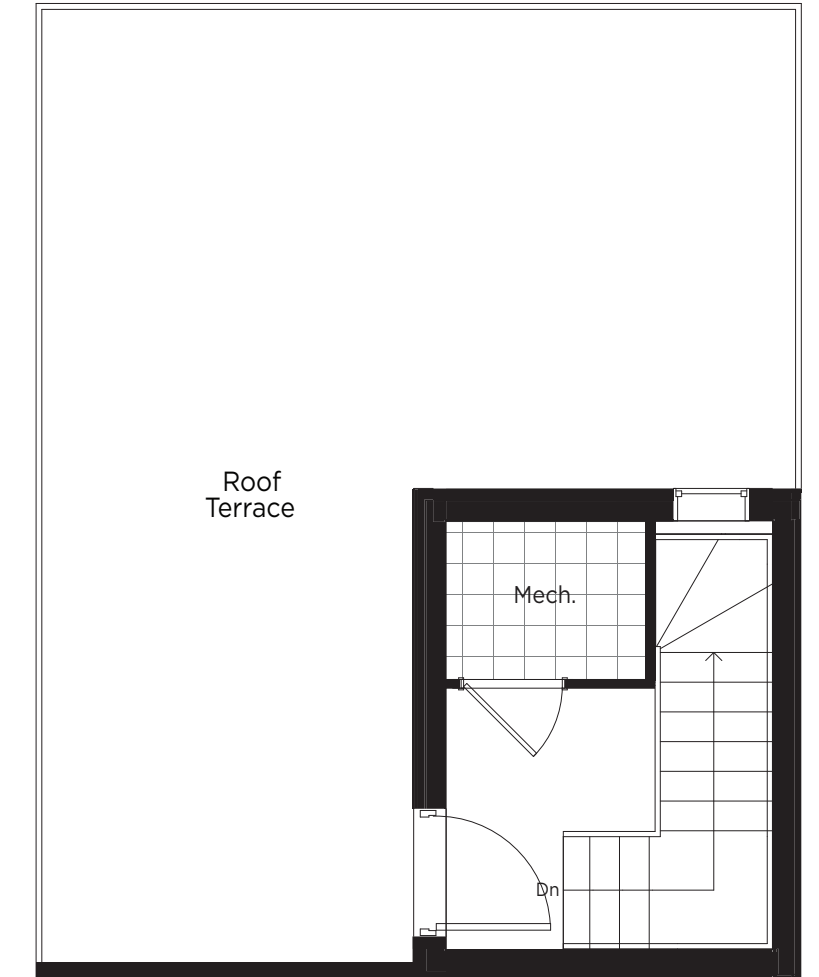
Staircase  
Unit S11



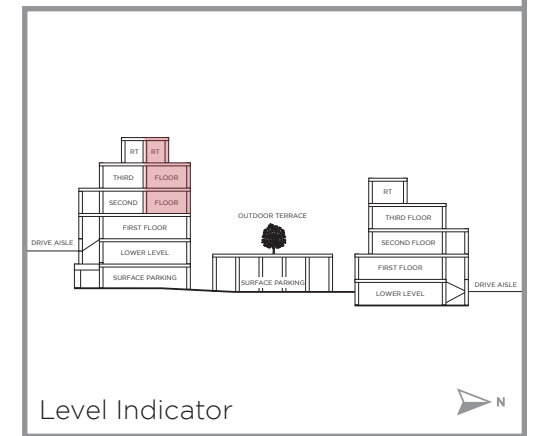
Second Floor  
Unit S11



Third Floor



Rooftop Terrace



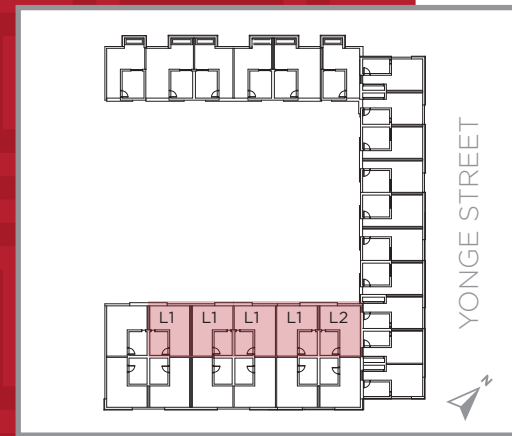
Level Indicator

# High Park Plan-05

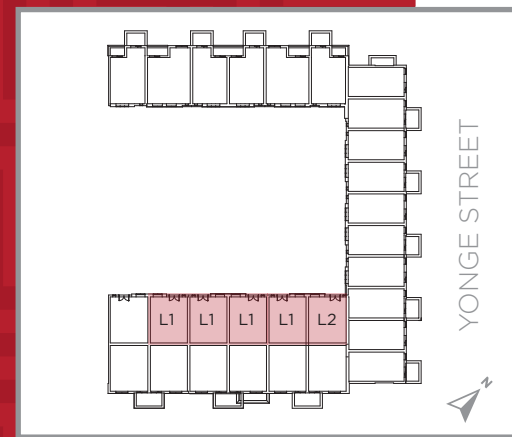
1,135 SQ.FT.  
S12/S15/S16/S19  
315 SQ. FT. TERRACE

1,150 SQ.FT.  
S20  
320 SQ. FT. TERRACE

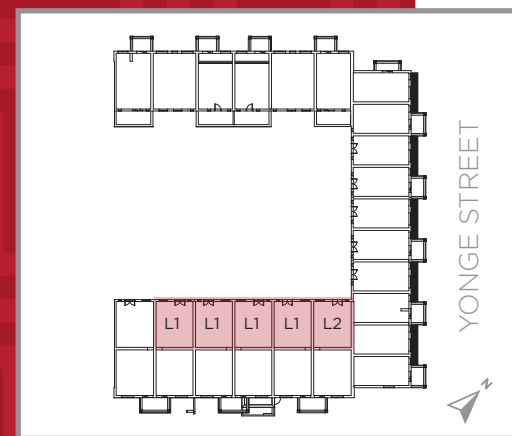
2 BEDROOM + TERRACE



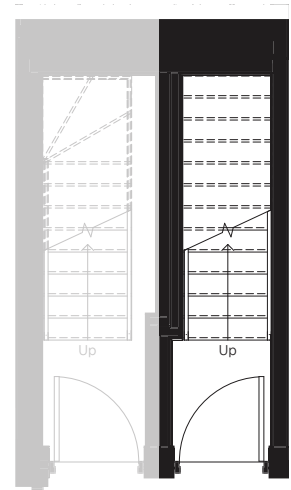
Rooftop Terrace



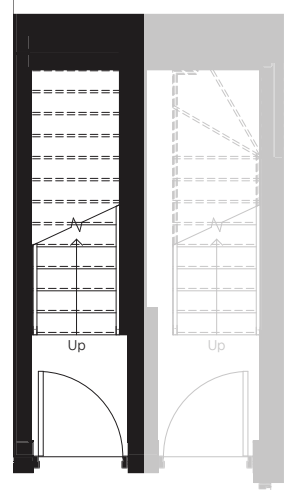
Third Floor



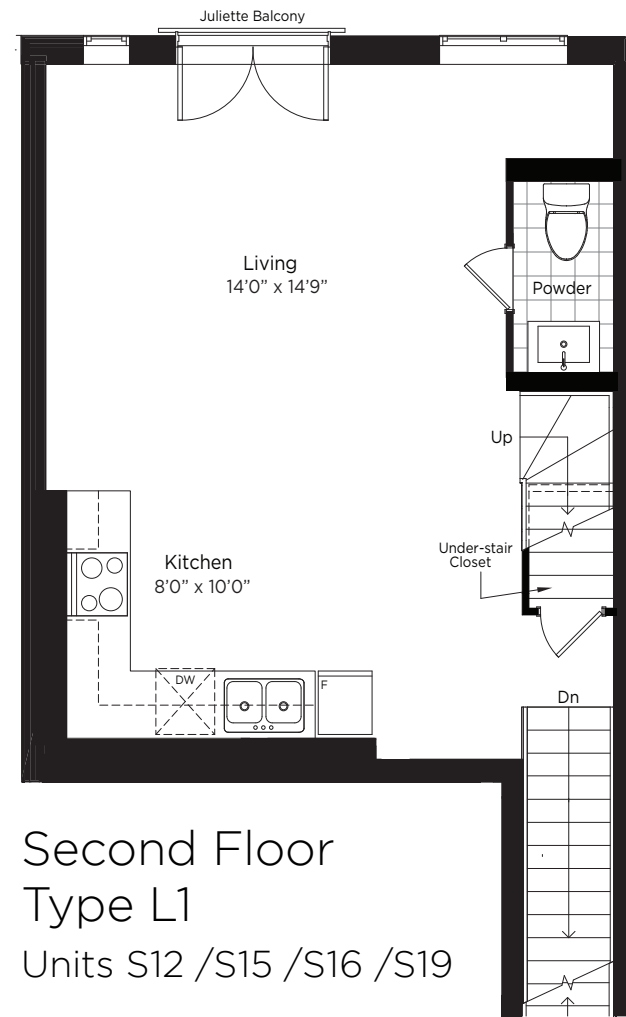
Second Floor



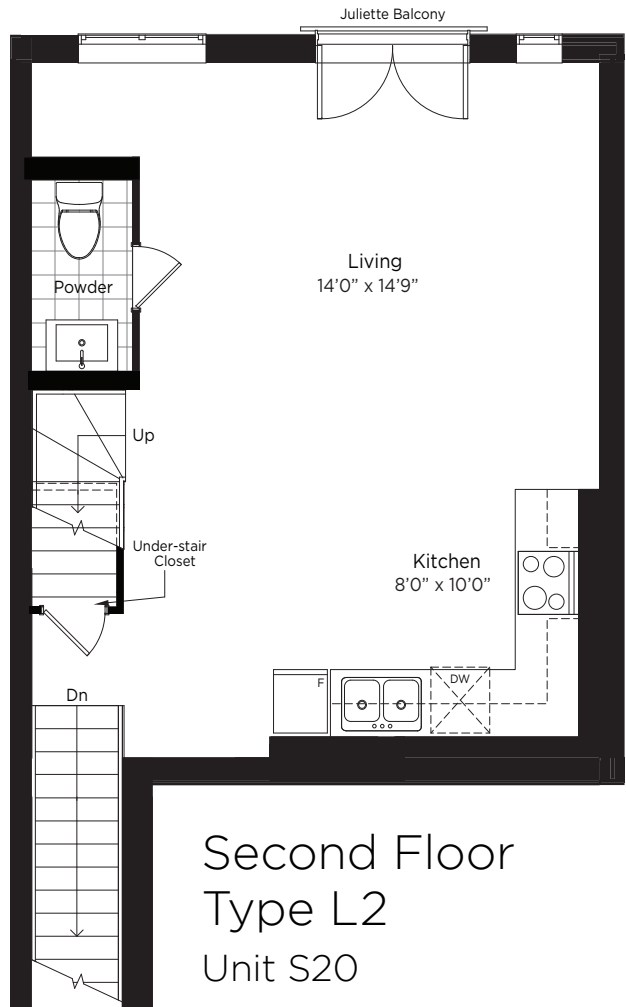
Staircase  
Unit S12 /S15 /S16 /S19



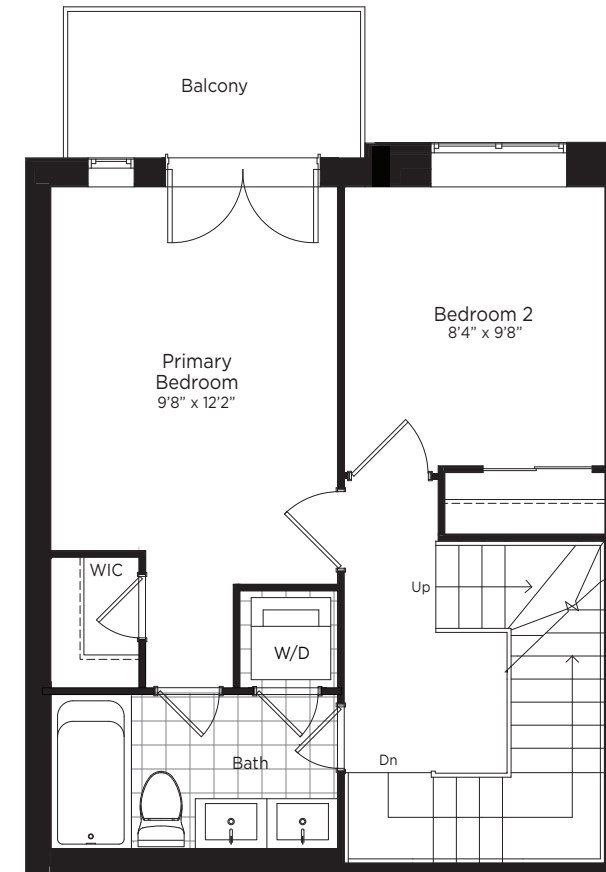
Staircase  
Unit S20



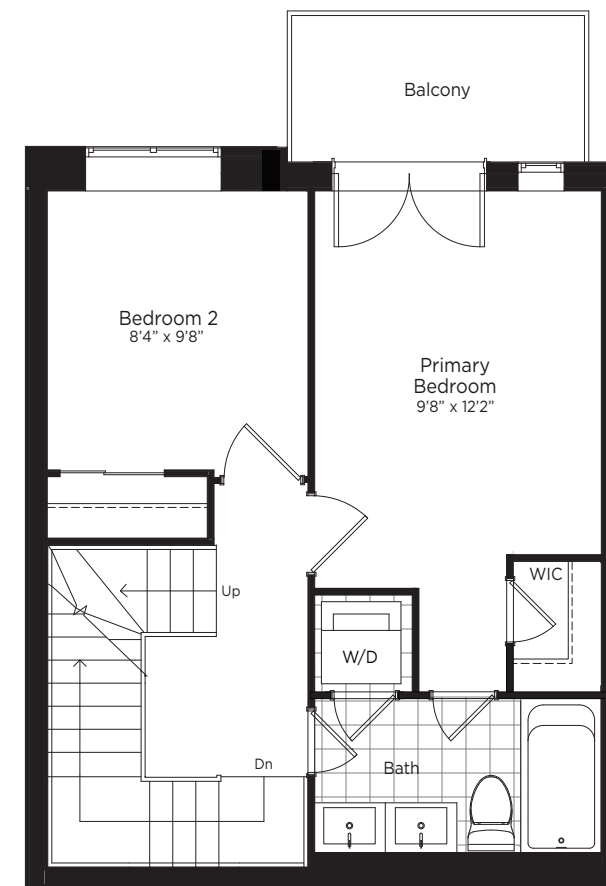
Second Floor  
Type L1  
Units S12 /S15 /S16 /S19



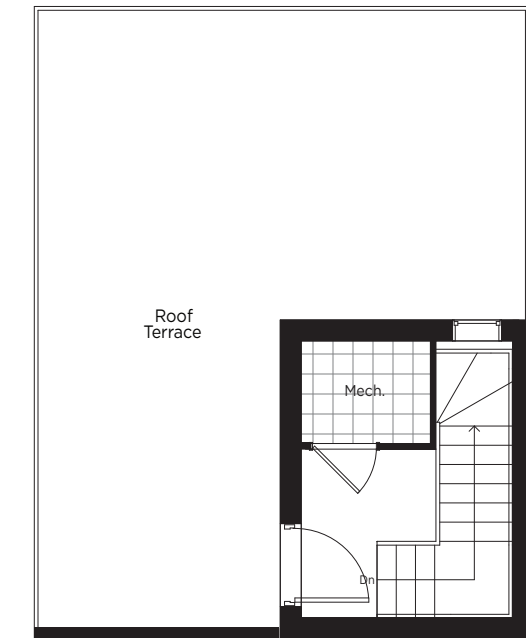
Second Floor  
Type L2  
Unit S20



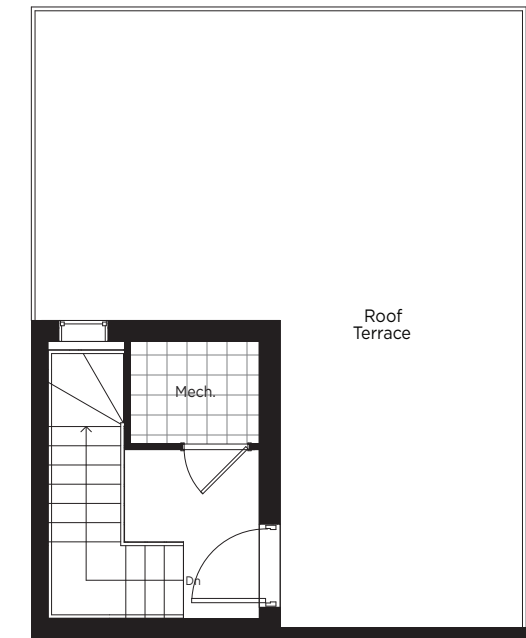
Third Floor  
Type L1



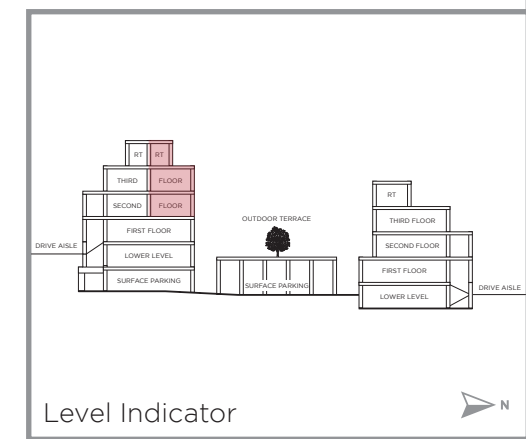
Third Floor  
Type L2



Rooftop Terrace  
Type L1 - 315 sq.ft.  
Unit S12 /S15 /S16 /S19 - 1135 sq.ft.



Rooftop Terrace  
Type L2  
320 sq.ft.  
Unit S20  
1150 sq.ft.



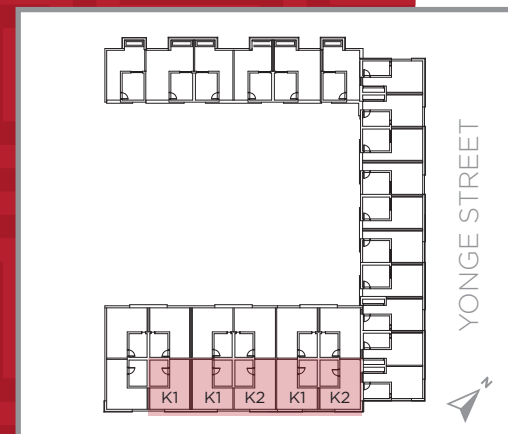
Level Indicator

# High Park Plan-06

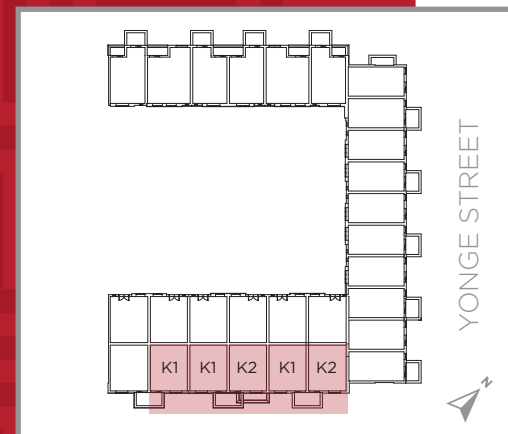
1,120 SQ.FT.  
S13/S14/S18  
300 SQ. FT. TERRACE

1,135 SQ.FT.  
S17 & S21  
315 SQ. FT. TERRACE

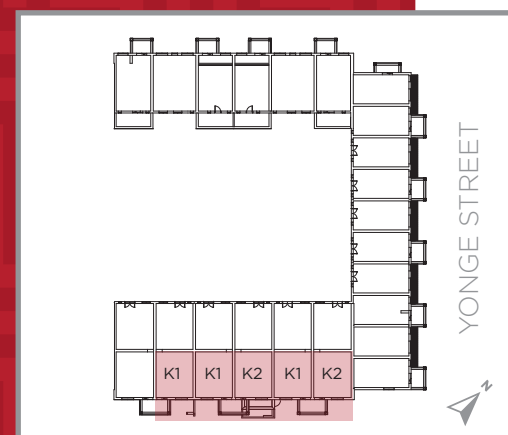
2 BEDROOM + TERRACE



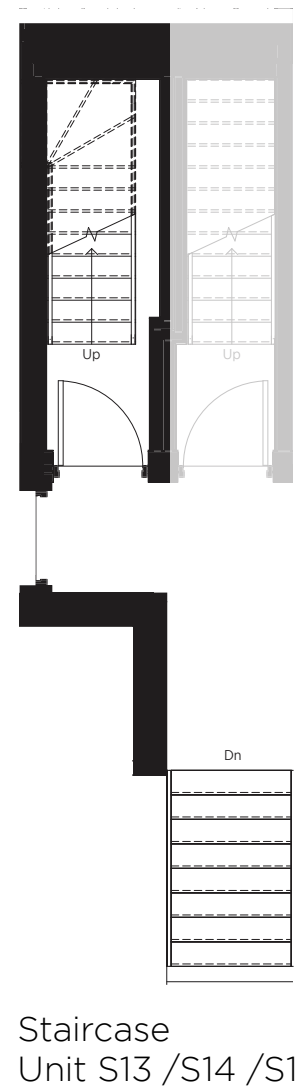
Rooftop Terrace



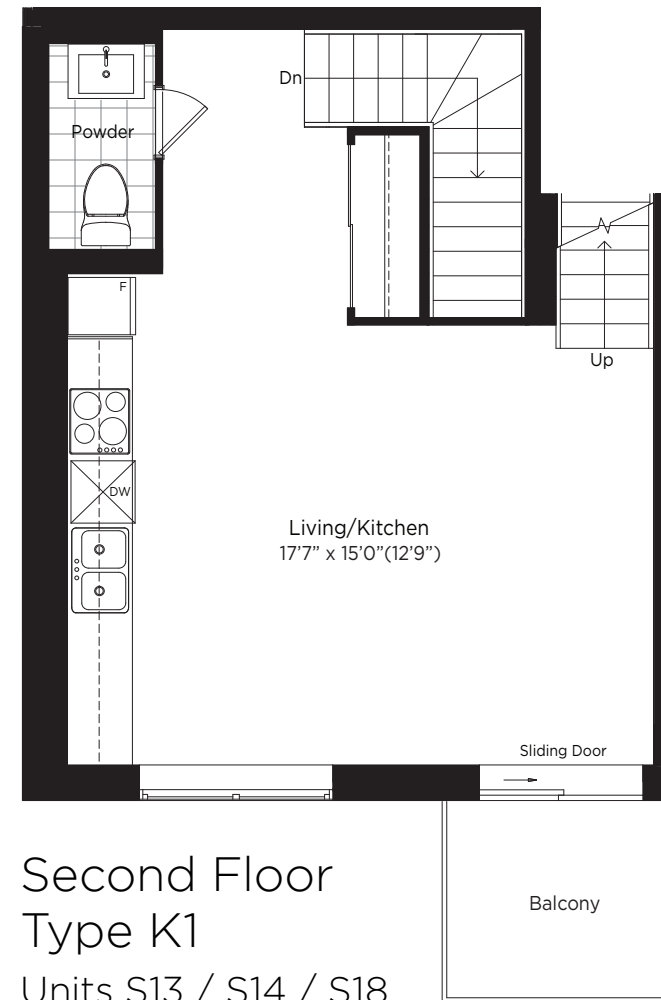
Third Floor



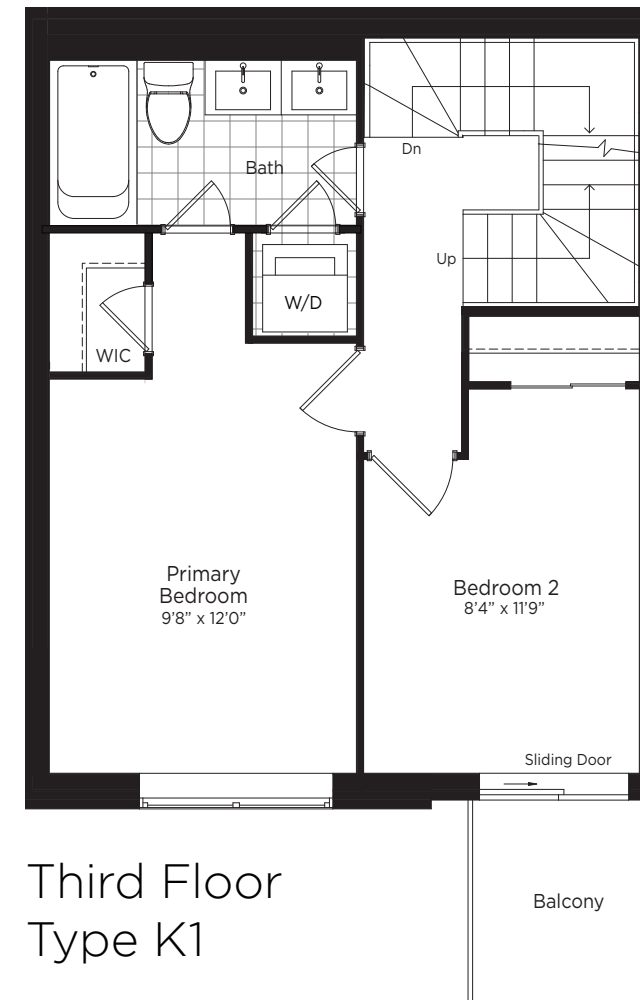
Second Floor



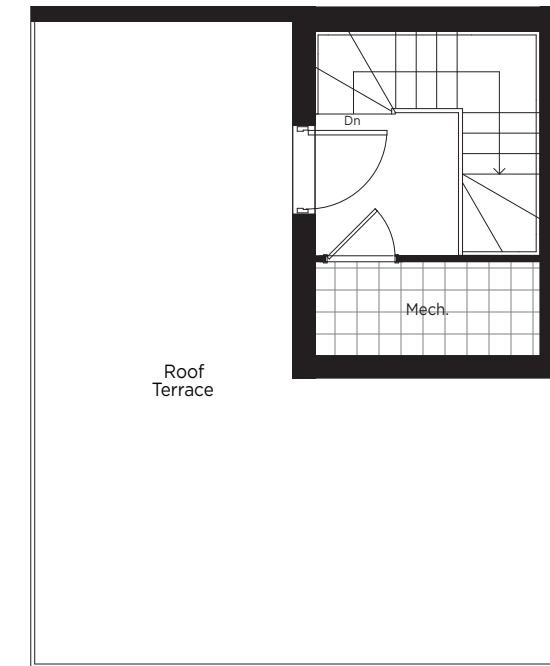
Staircase  
Unit S13 /S14 /S18



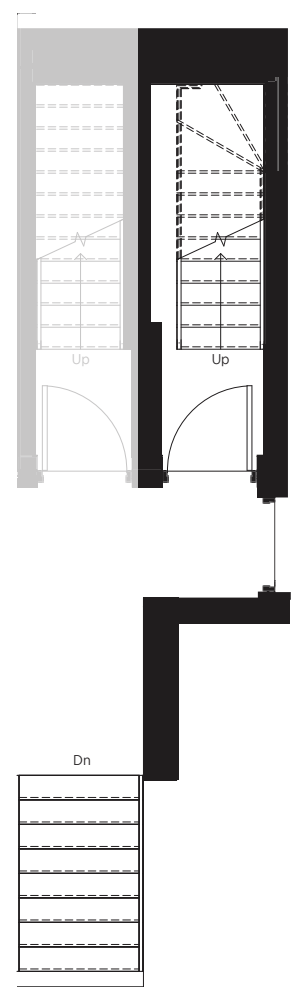
Second Floor  
Type K1  
Units S13 / S14 / S18



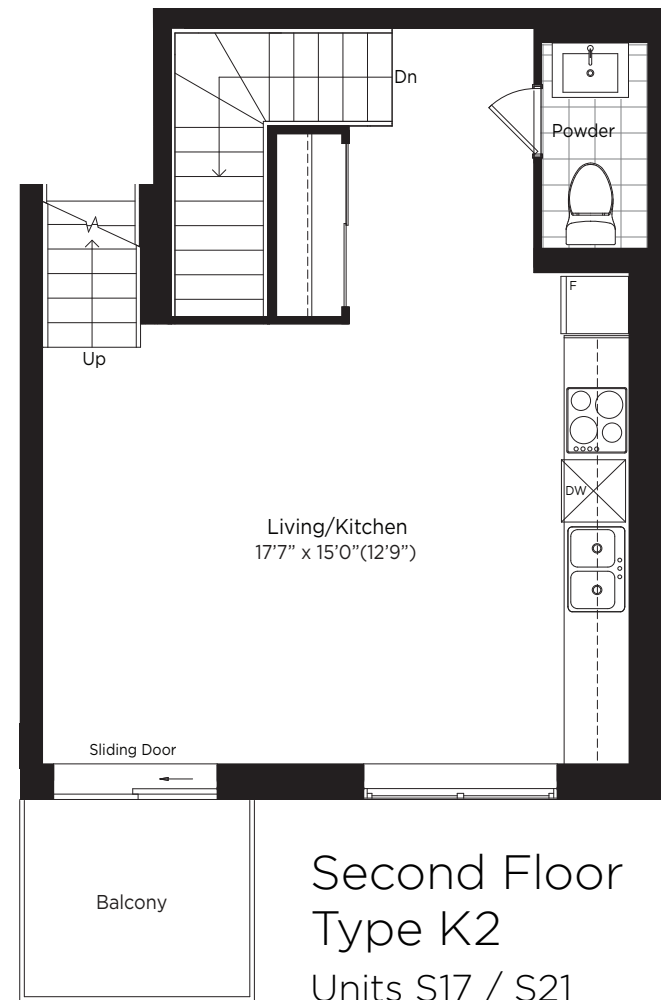
Third Floor  
Type K1



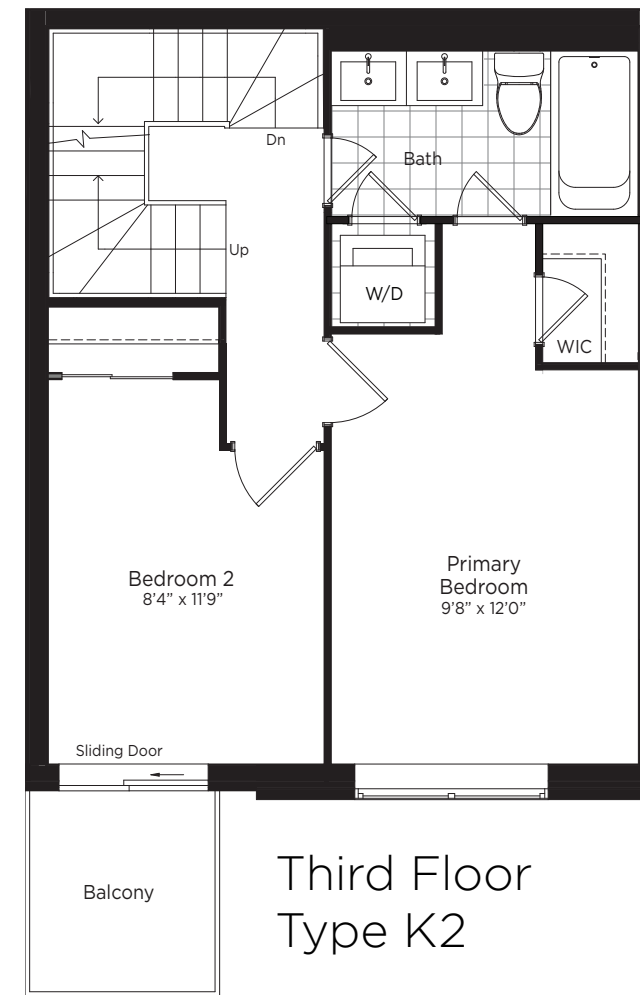
Rooftop Terrace  
Type K1 - 300 sq.ft.  
Units S13 / S14 / S18 - 1120 sq.ft.



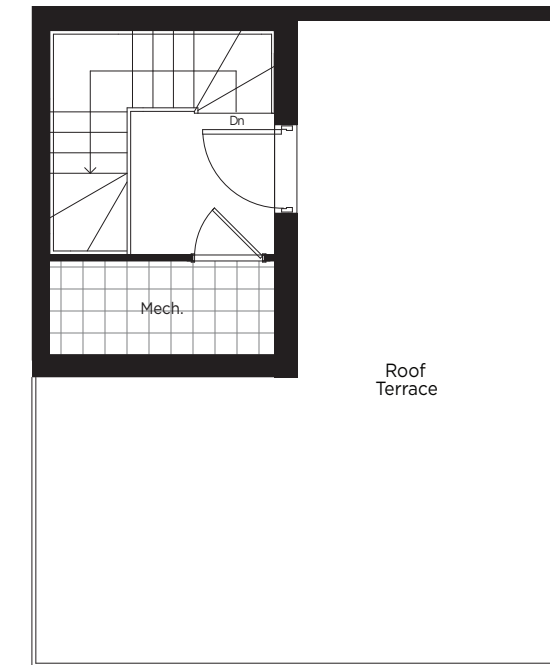
Staircase  
Unit S17 /S21



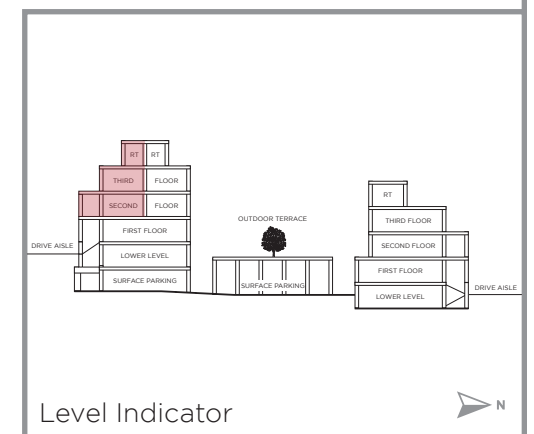
Second Floor  
Type K2  
Units S17 / S21



Third Floor  
Type K2



Rooftop Terrace  
Type K2  
315 sq.ft.  
Unit S17 / S21  
1135 sq.ft.

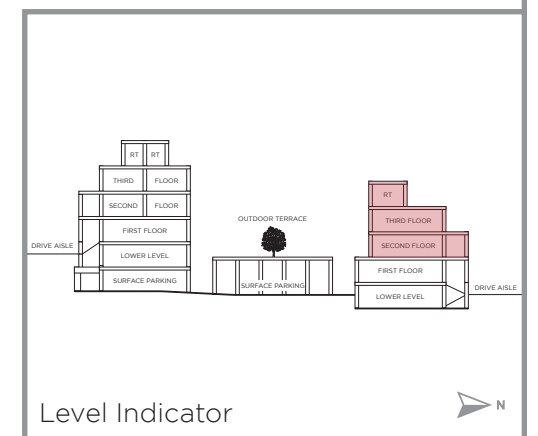
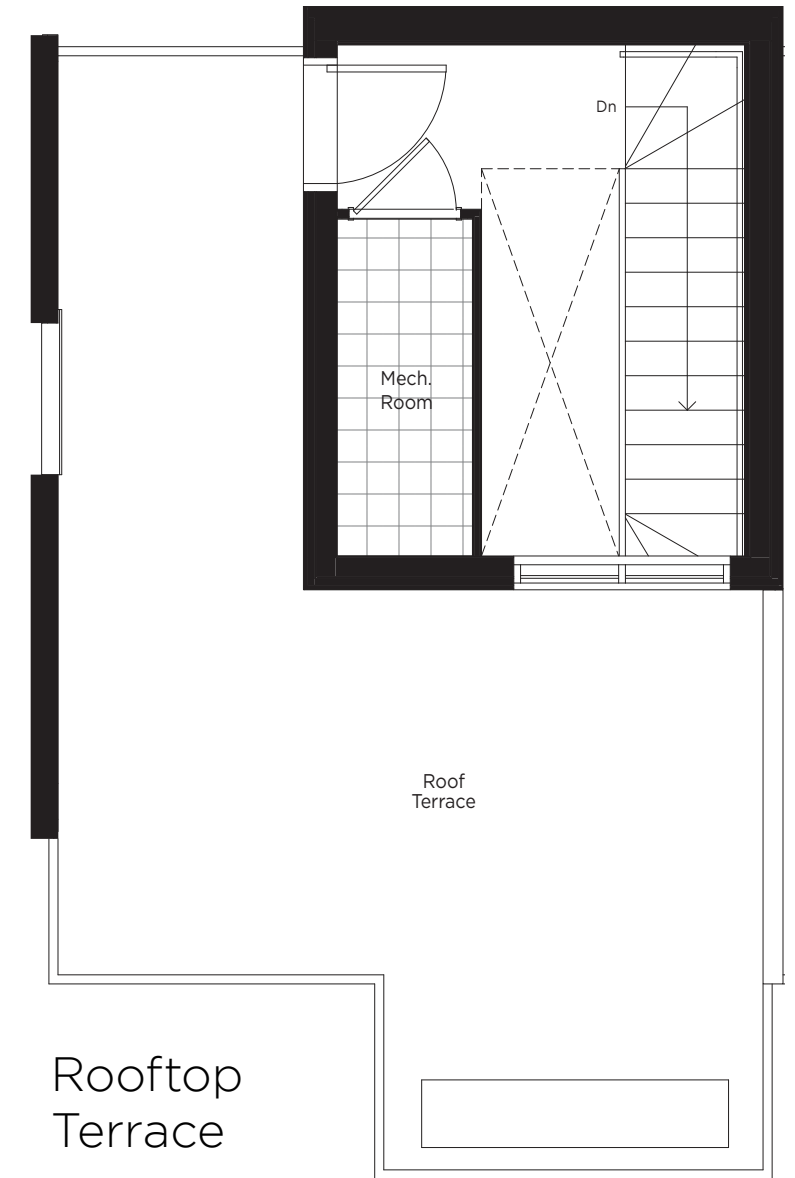
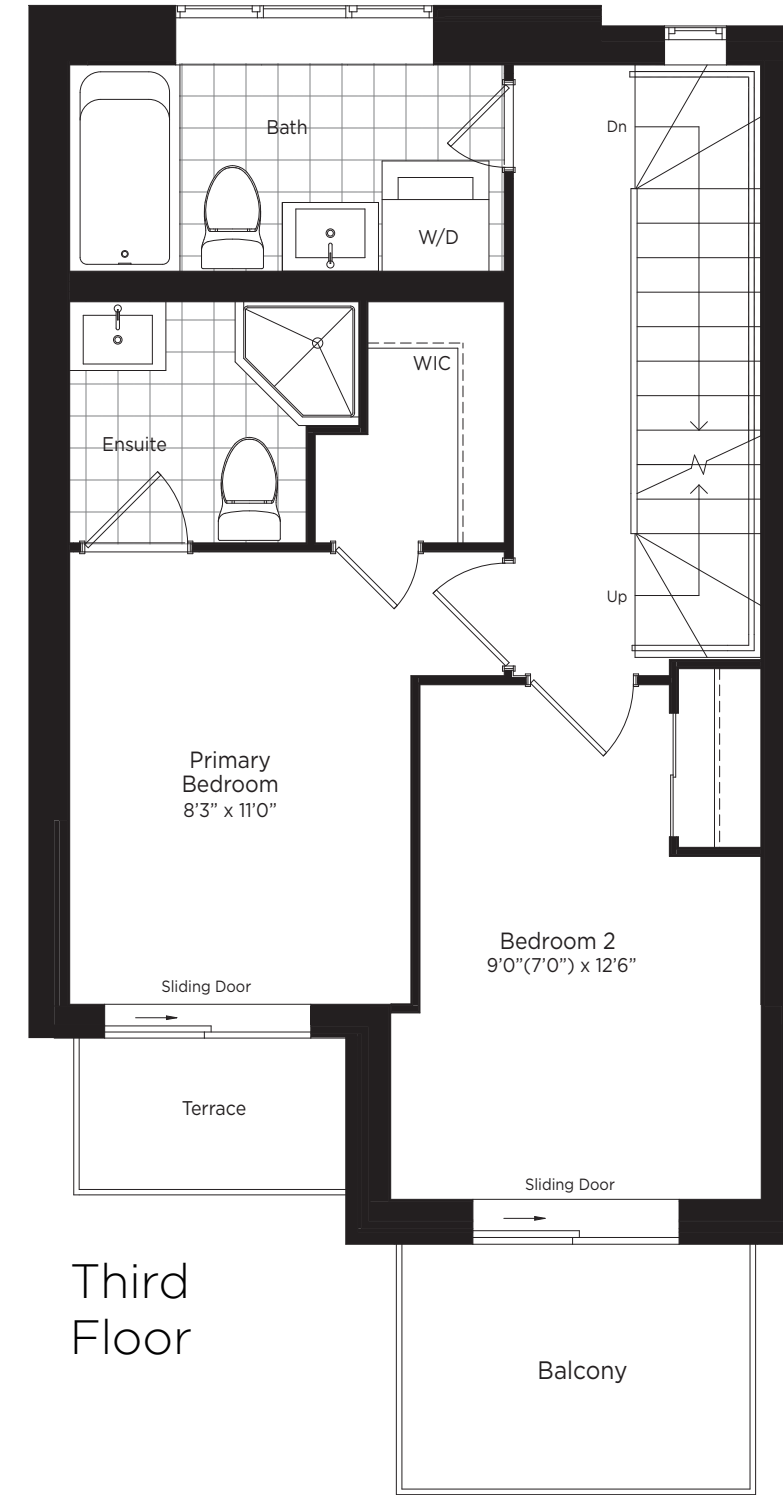
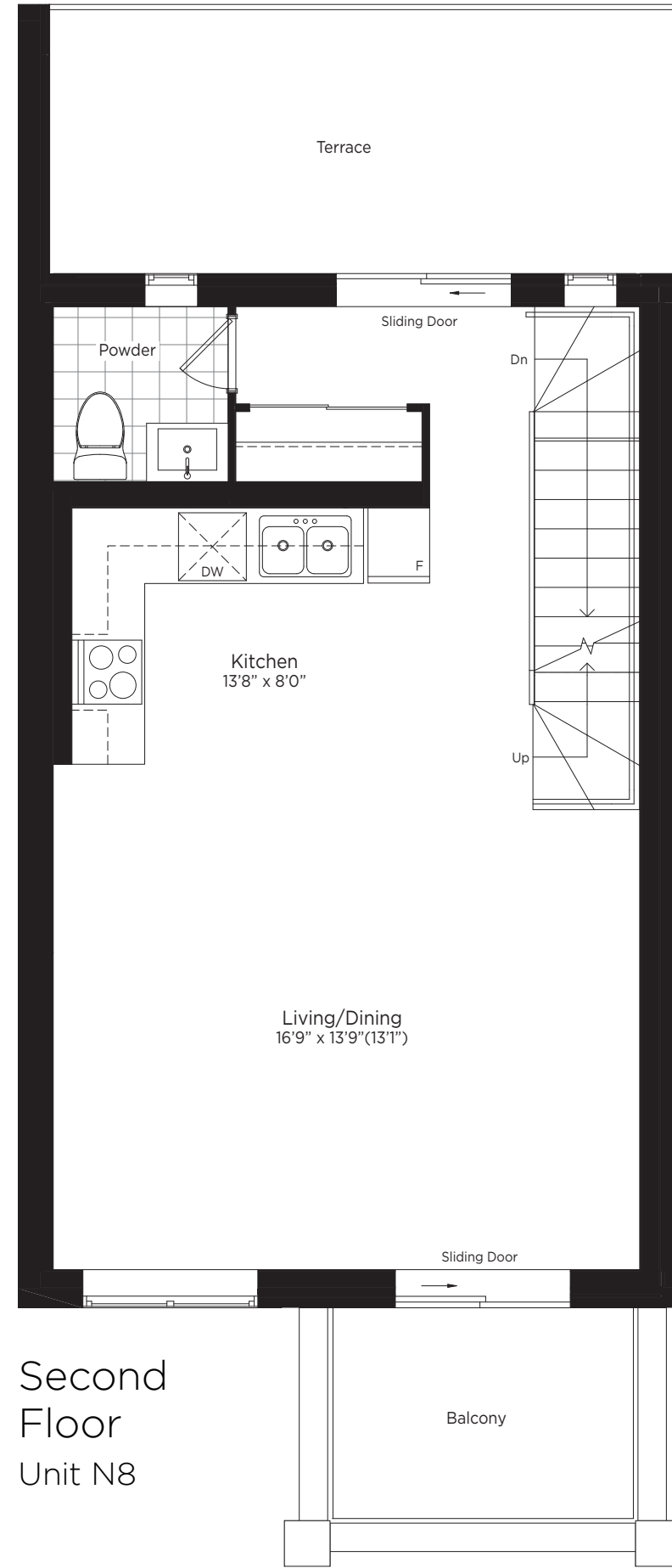
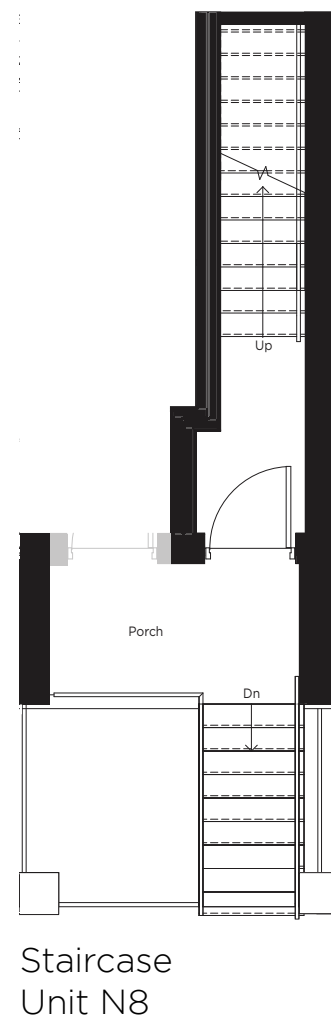
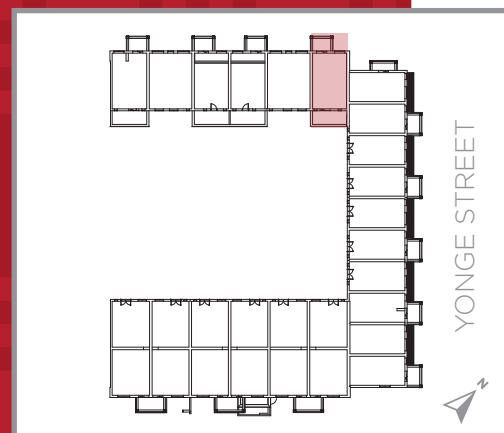
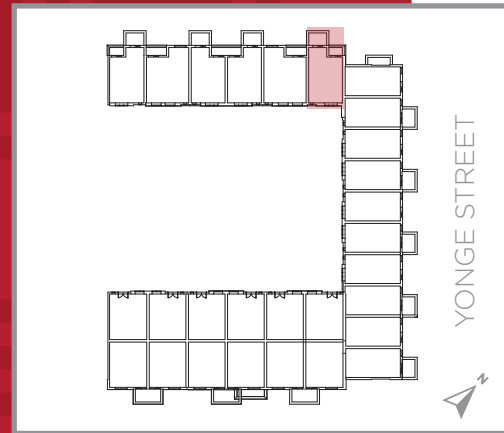
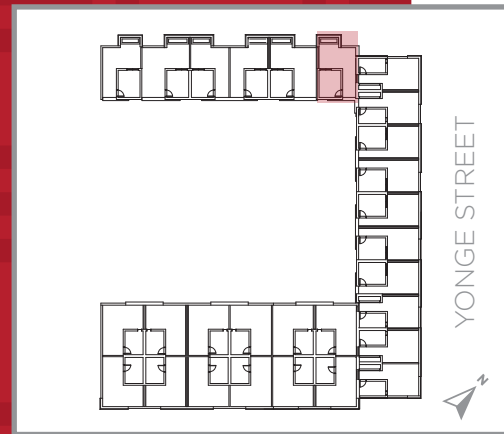


Level Indicator

# High Park Plan-07

1,235  
SQ.FT.

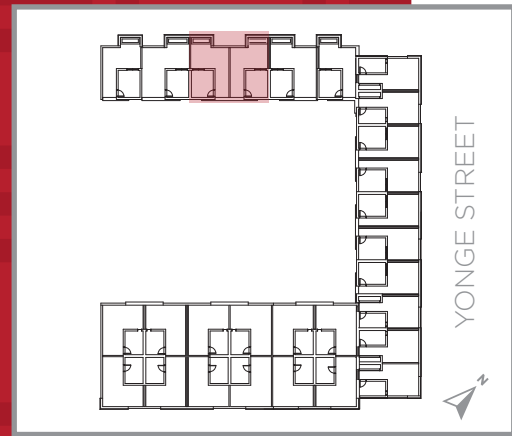
2 BEDROOM  
+ TERRACE = 290 SQ.FT



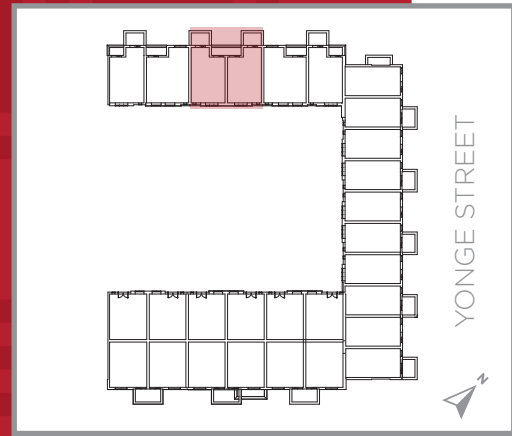
# High Park Plan-08

1,235  
SQ.FT.

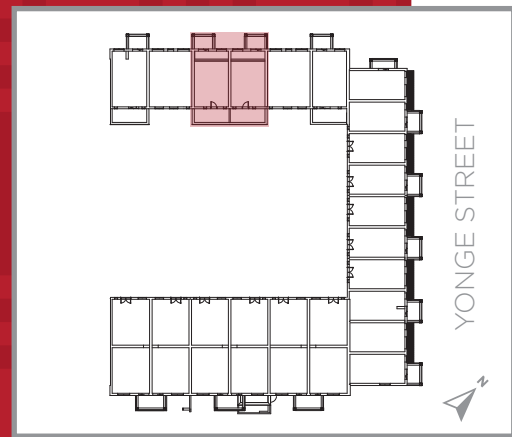
2 BEDROOM  
+ TERRACE = 290 SQ.FT.



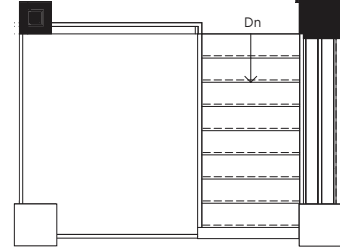
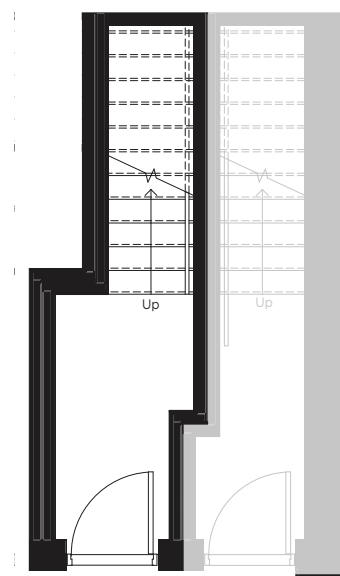
Rooftop Terrace



Third Floor



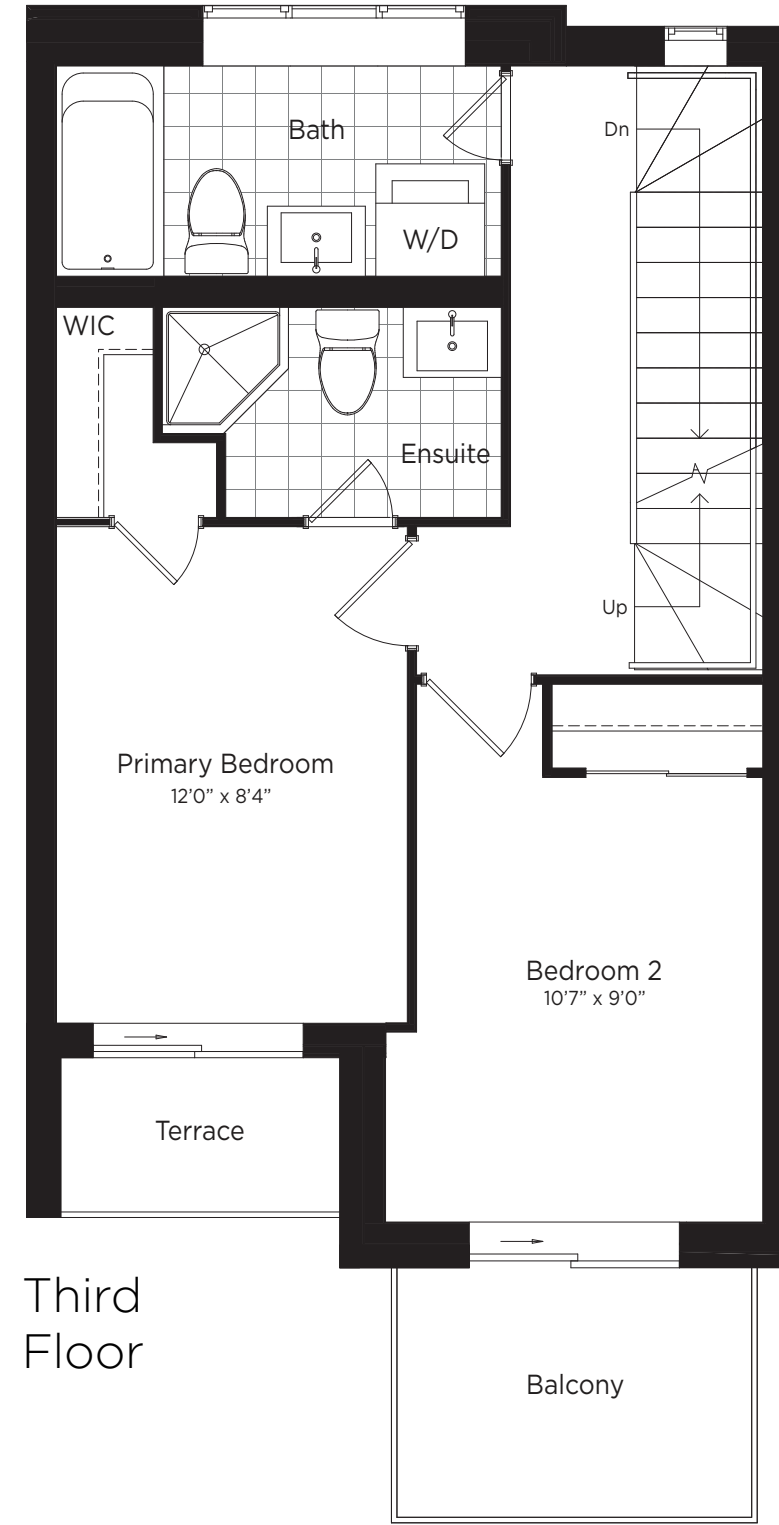
Second Floor



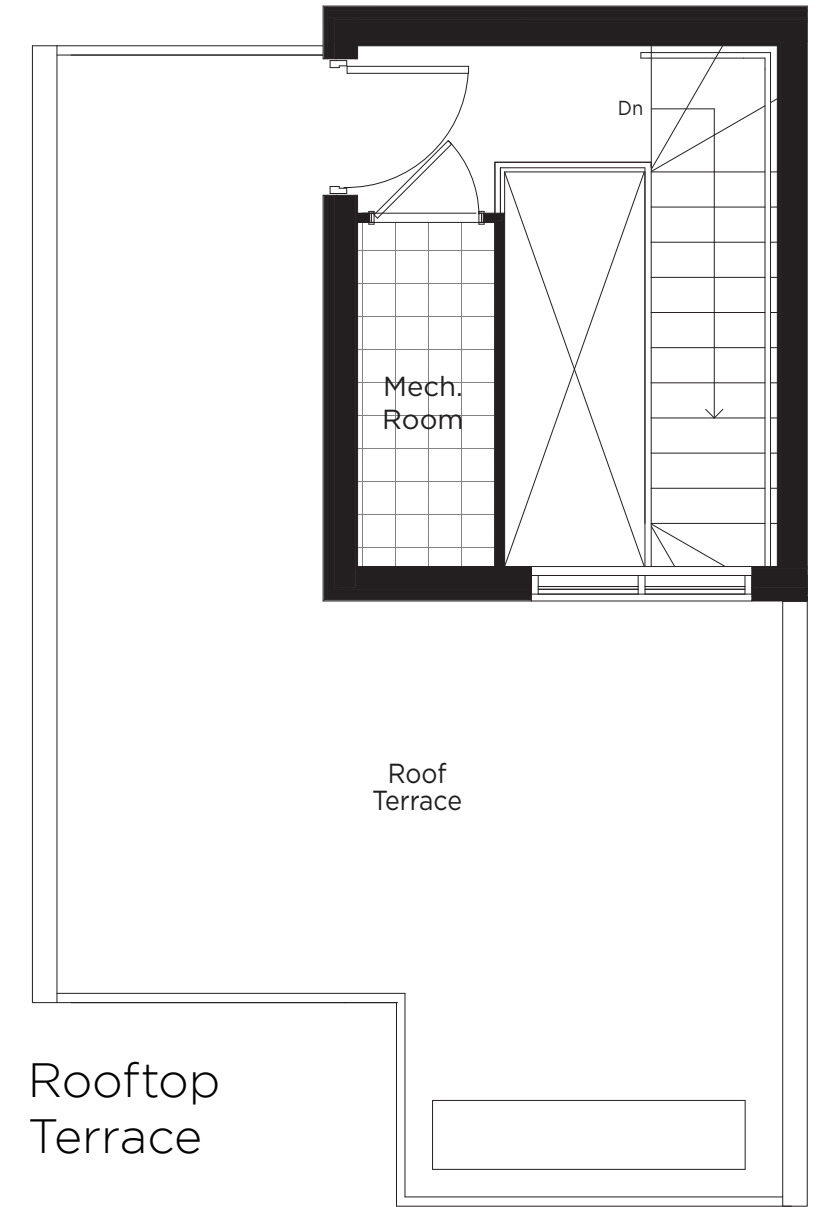
Staircase  
Units N10 & N11



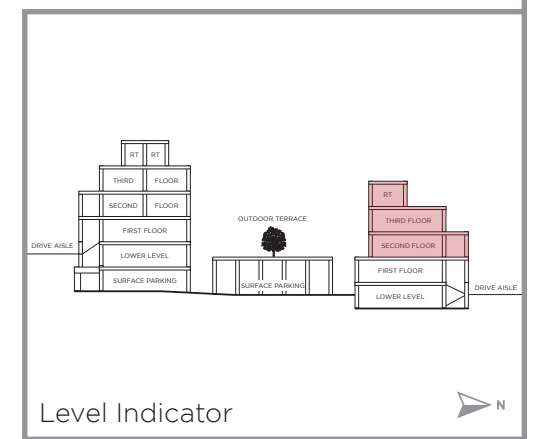
Second  
Floor  
Units N10 / N11



Third  
Floor



Rooftop  
Terrace

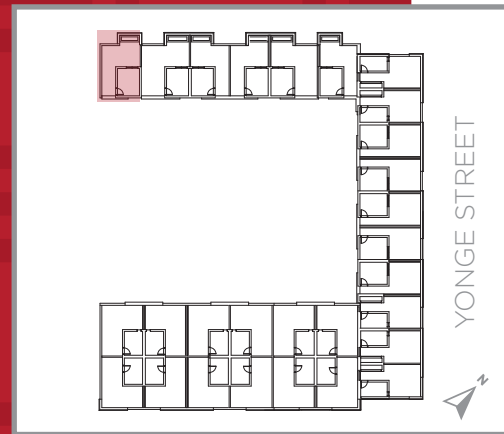


Level Indicator

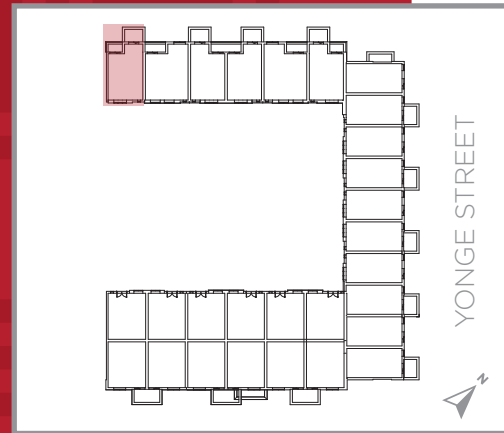
# High Park Plan-09

1,280  
SQ.FT.

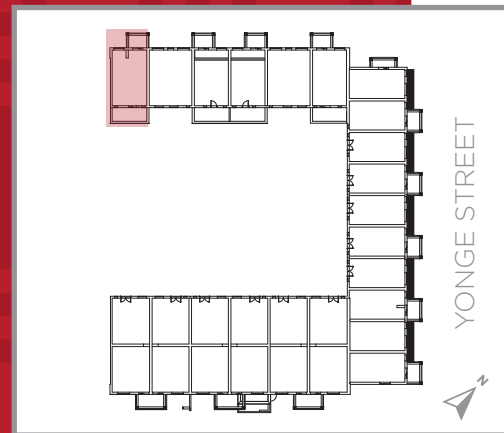
2 BEDROOM  
+ TERRACE = 295 SQ.FT



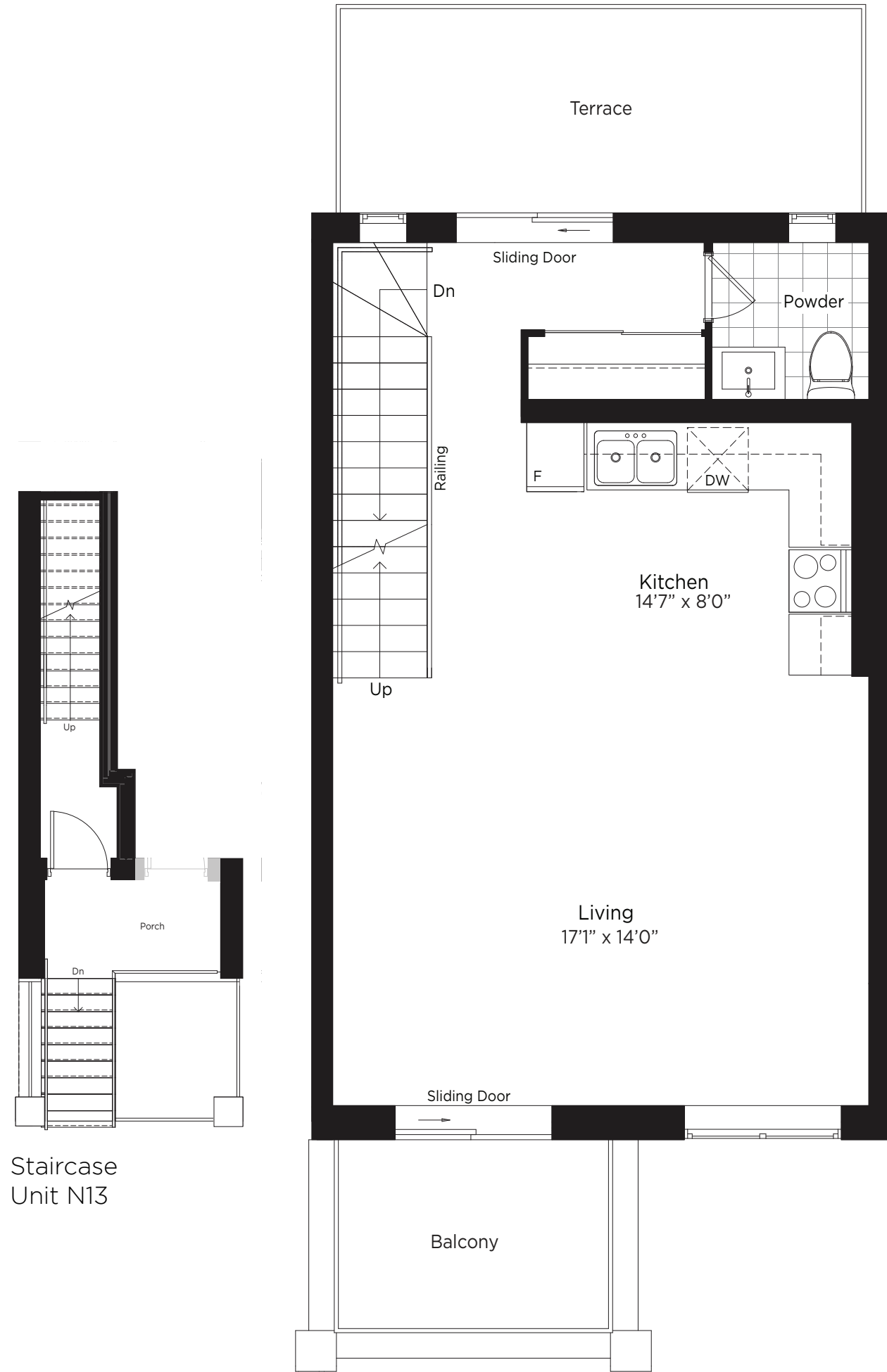
Rooftop Terrace



Third Floor

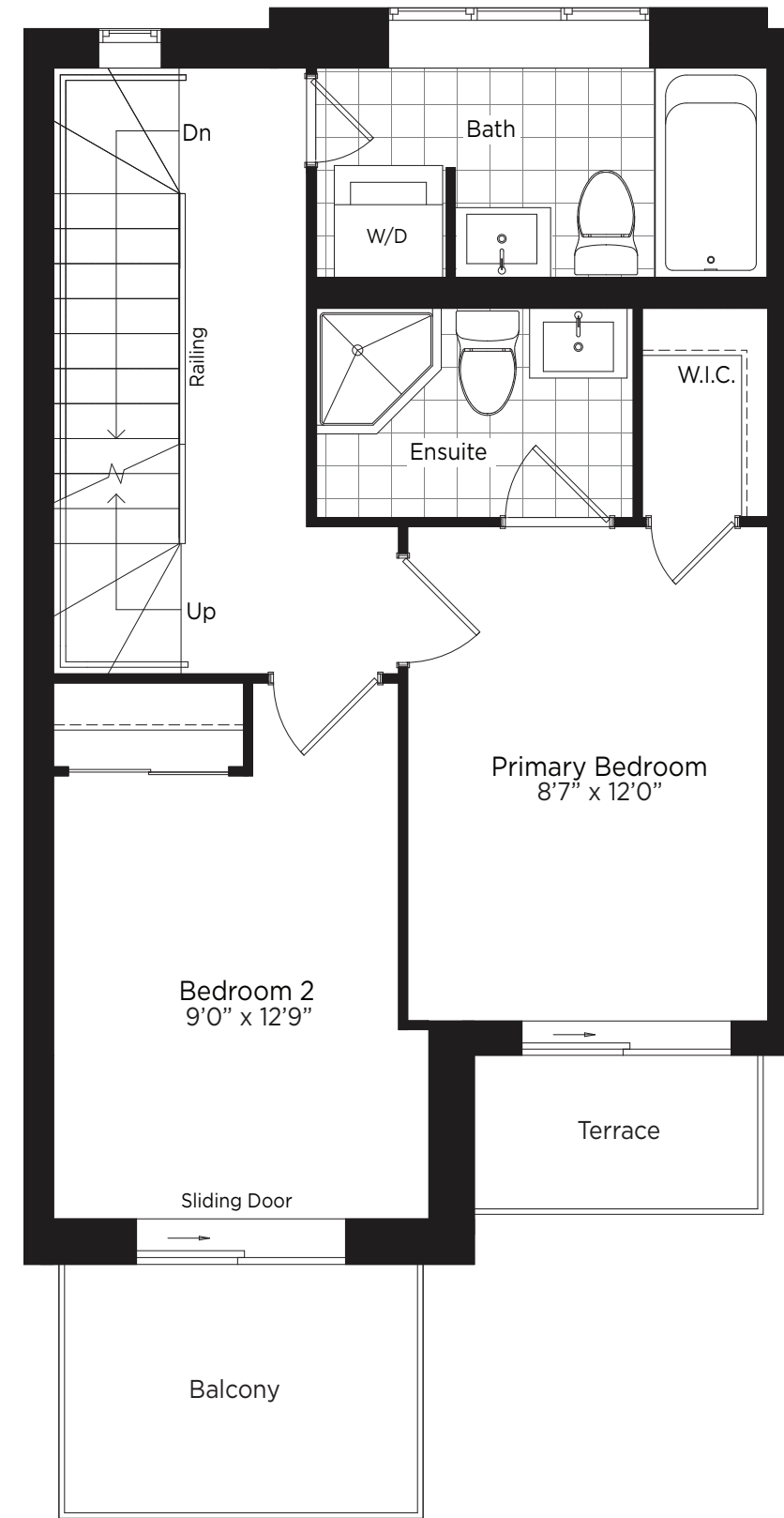


Second Floor

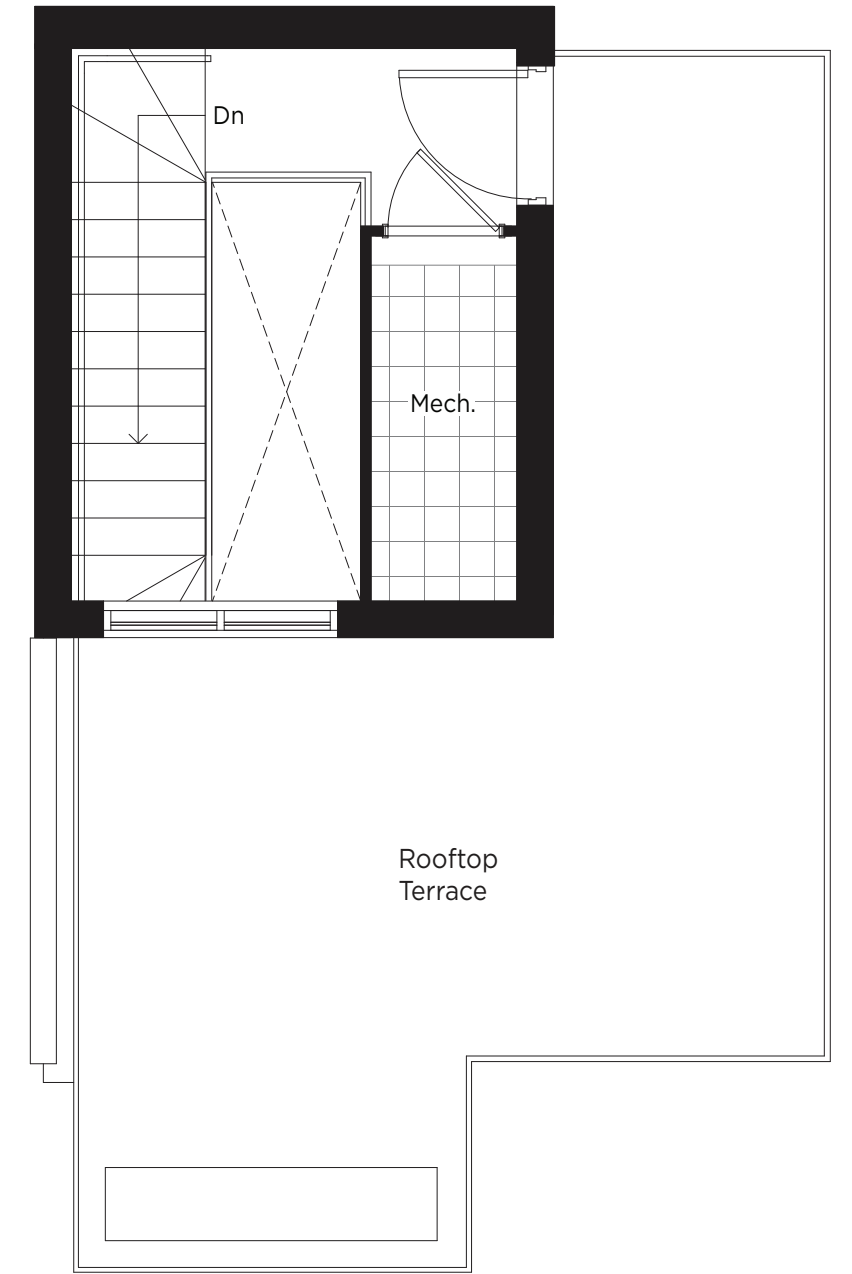


Staircase  
Unit N13

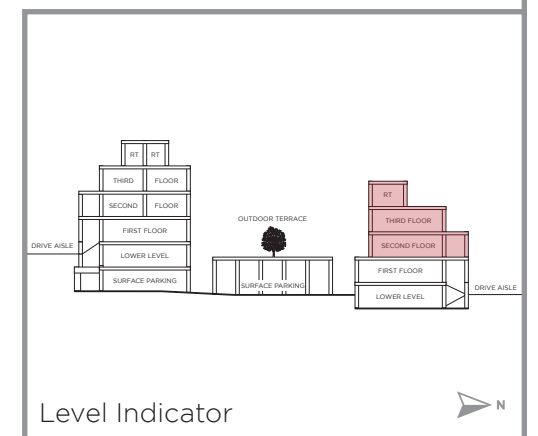
Second Floor  
Unit N13



Third Floor



Rooftop Terrace

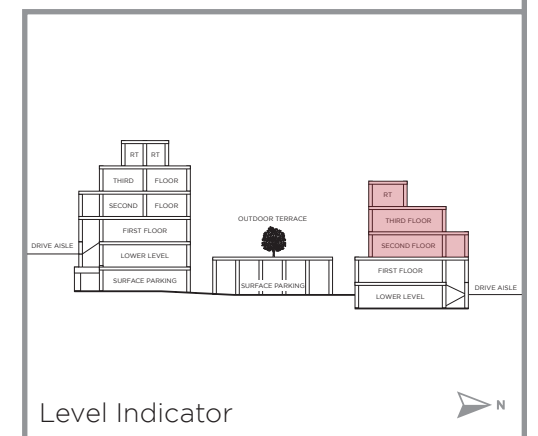
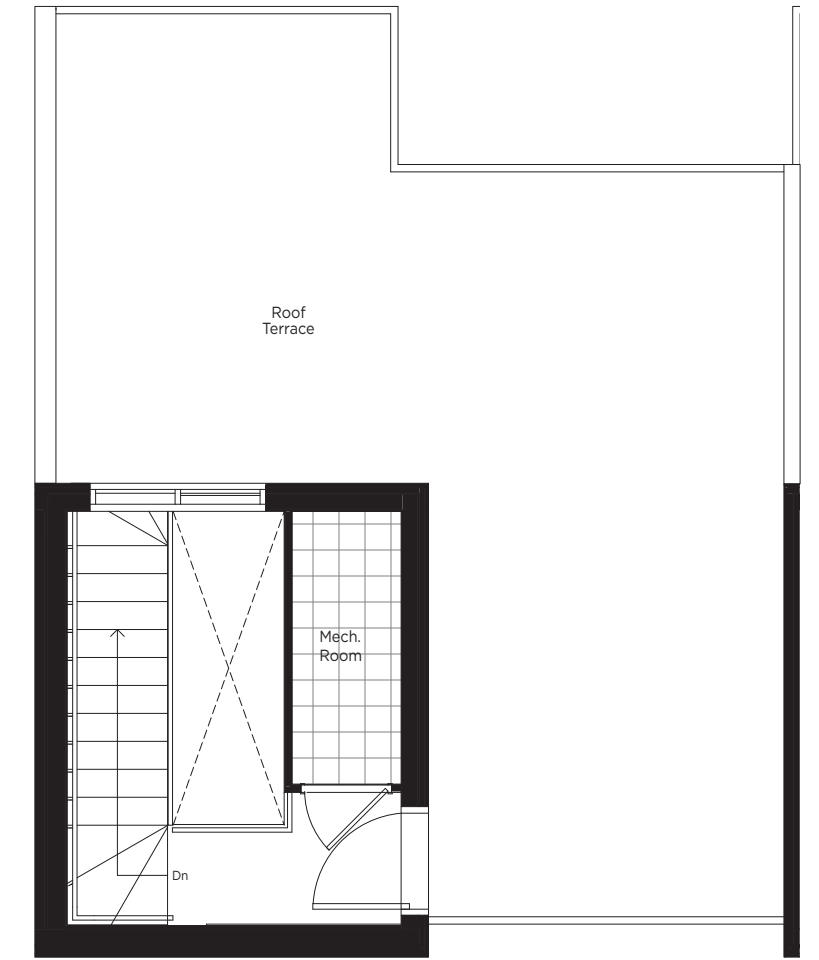
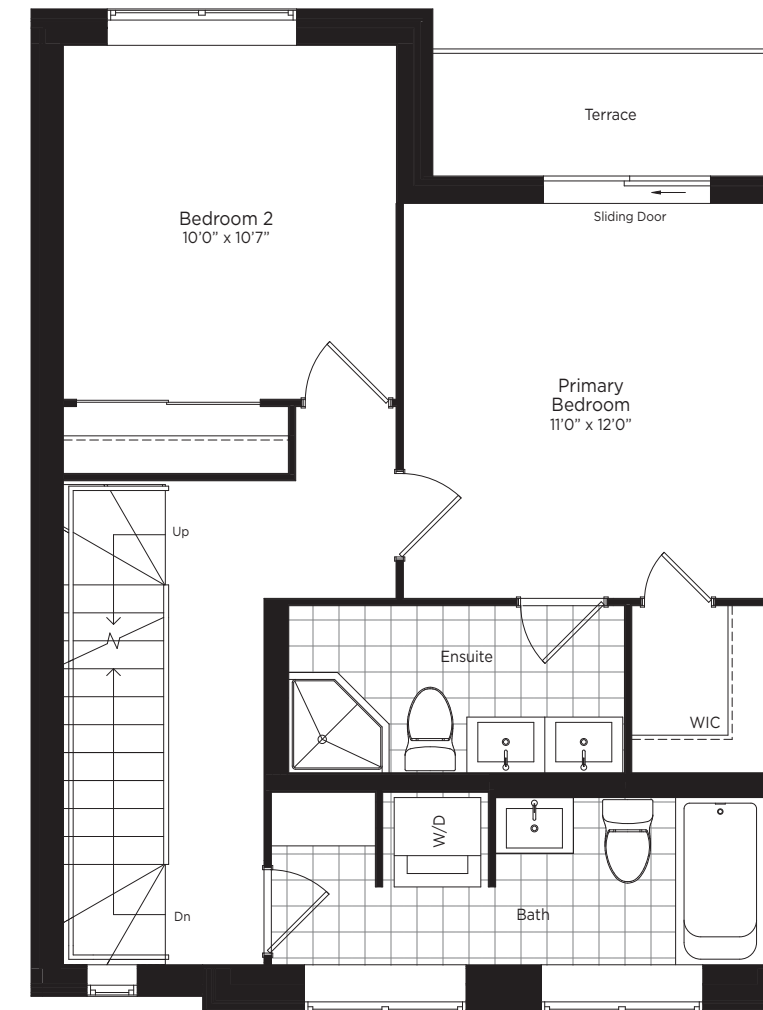
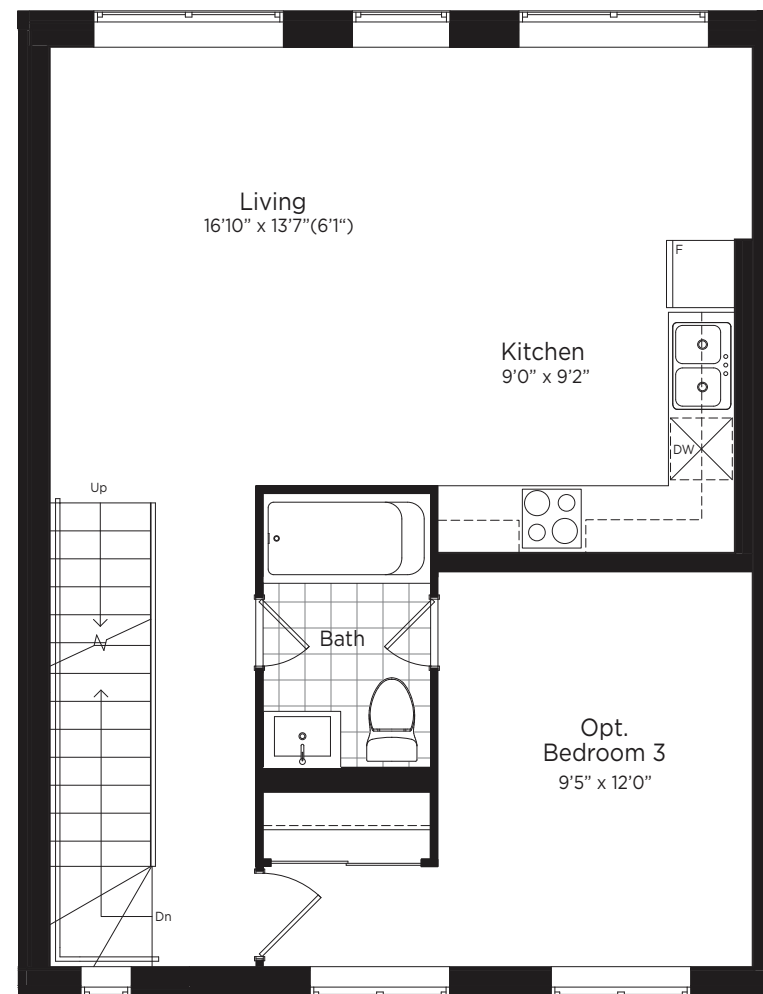
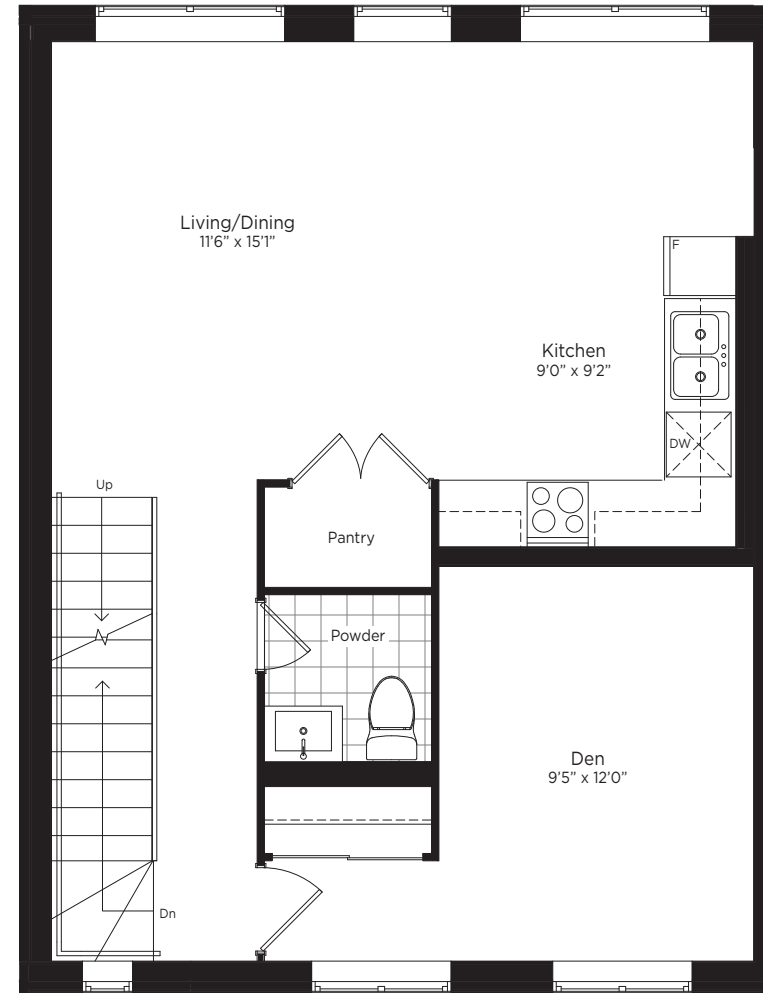
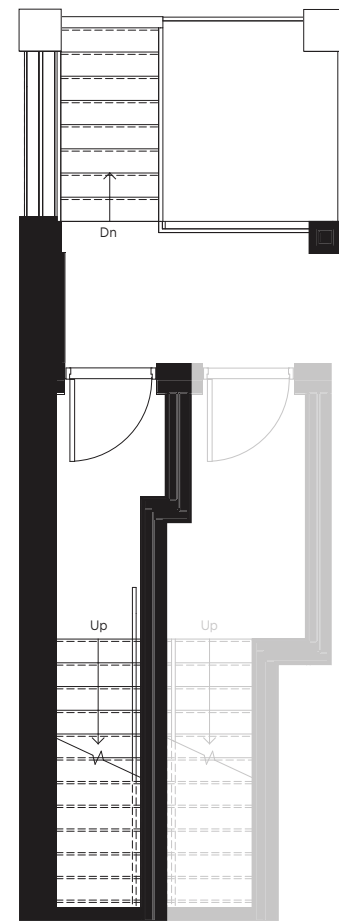
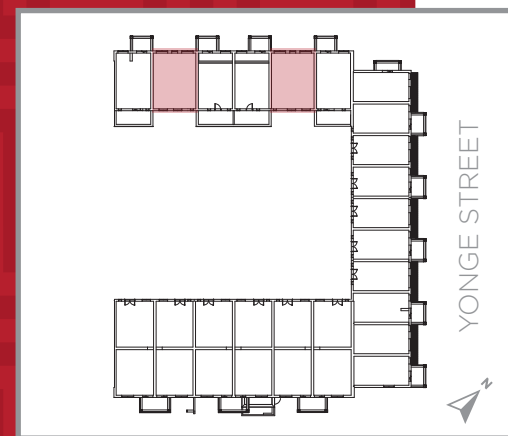
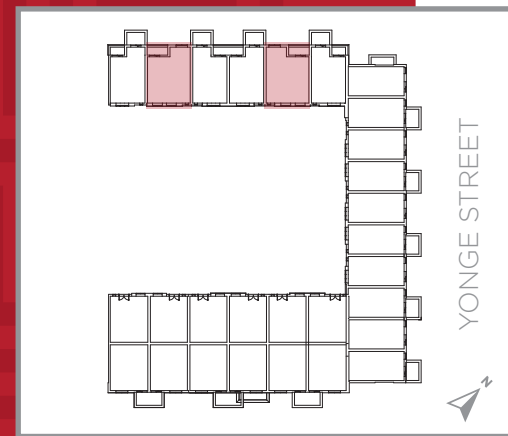
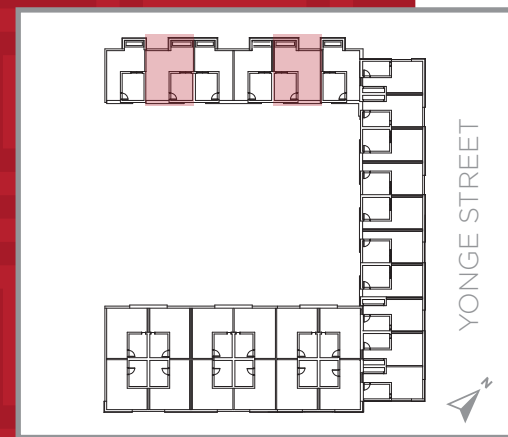


Level Indicator

# High Park Plan-10

1,520  
SQ.FT.

2 BEDROOM + DEN  
+ TERRACE = 392 sq.ft



The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Locations of furnace, hot water tank, posts and beams may vary and are to be determined by architect and purchasers shall be deemed to accept the same. E. & O.E. November 2021 TYPE P

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### Restaurants

1. State & Main
2. Sushi Blue
3. Vintage Spice
4. Aurora Artisan Bar & Grill
5. Locale
6. Aqua Grill
7. Halibut House Fish & Chips
8. Chucks Chicken Plus
9. Piazza Italian Eatery
10. Aw, Shucks!



### Shopping & Miscellaneous

1. St. Andrews Shopping Centre
2. Aurora Farmer's Market
3. Dollarama
4. TD Canada Trust Bank
5. Shoppers Drug Mart
6. Sobey's
7. Cineplex Theatres
8. Aurora Gateway Centre
9. Longo's
10. CIBC Bank



### Education

1. GW Williams Secondary School
2. Aurora Public Library
3. Aurora Public School
4. Wellington Public School
5. Aurora High School
6. Aurora Heights Public School
7. Our Lady of Grace Catholic Elementary School
8. Holy Spirit Elementary School
9. St. Maximilian Kolbe Catholic Secondary School
10. St. Andrew's College



### Parks & Recreation

1. Magna Golf Club
2. Westview Golf Club
3. Fleury Park
4. Machell Park
5. Town Park Aurora
6. Aurora Town Square (Opening 2022)
7. Canine Commons Dog Park
8. Sheppards Bush Conservation Area
9. St. Andrew's Golf Club
10. Aurora War Memorial Peace Park



GO Transit Line



Tim Jones North & South Trails





## More life, more style.

Having downtown Aurora at your front door makes for endless opportunities to experience the local neighbourhood throughout each unique time of year. Boutique shopping lines the picturesque heart of Aurora with the promise of exquisite cafes, the perfect pairing to a day spent in town. Memorable moments are waiting to be had at each restaurant that illuminates the charming streets of downtown, while the Farmers' Market provides the finest local produce and artisan goods of the season. Accessibility is a clear priority with the Aurora GO just minutes away and offers a direct connection to Toronto and the surrounding GTA.





HILLARY HOUSE



CULTURAL CENTRE



GRAND TRUNK RAILWAY STATION



# Aurora, Where Past Meets Present

The foundation of today's Aurora dates back centuries, making it one of the most historic towns in Canada. A rich history that both residents and visitors have the opportunity to admire, the complete collection of artifacts in Aurora's very own museum offers the chance to relive the most astonishing moments within the town: from the long legacy of sport to the industrial roots that began right where the modern day downtown resides. From the remnants of classic architecture to preserved archives, Aurora is unique in attracting those who cherish the past as well as finding excitement in the present.

Another exciting new addition to the surrounding area includes Aurora Town Square, which integrates Aurora's much-loved Church Street School with landscaped open spaces and a new purpose-built cultural facility. Through its thoughtful design, which includes a three-storey sky-lit atrium, performance spaces flooded with natural light and a dynamic façade, the addition will complement the attached heritage building and the character of Aurora's historic downtown.

Appreciation of such a rich Canadian history while continuing to inspire and elevate the lifestyle of each resident and visitor alike, it's no secret as to why Aurora is regarded as both an idyllic and thrilling place to call home.



AURORA TOWN SQUARE (OPENING 2022)



AURORA CITY HALL



AURORA PUBLIC LIBRARY



TOWN HALL



# Unwavering Commitment to Quality & Customer Service

Caliber Homes is a company comprised of hand picked professionals who are committed, not to being the biggest, but to being the very best at what they do. At Caliber Homes our goal is to build communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Caliber Homes is there - in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

The foundation of your family's new home is built on over three decades of experience. It's built on a tradition of taking pride in all that we do, from our innovative new designs to the quality of craftsmanship and refined elegance that goes into every home.



We treat each home we build as if it were our own. You'll see the dedication to excellence in our many communities and home.

When you choose Caliber Homes, you're choosing our unwavering commitment to quality and customer service. We take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Every house built by Caliber Homes offers a combination of quality materials and superior design, where every detail is meticulously crafted and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

Our ultimate goal is for you to move into a home built to the highest standards.



# Quality features & finishes



## **Attractive Exterior Features:**

- Quality color coordinated oversized low maintenance vinyl thermopane casement windows (Low 'E' argon glass filled, including "Zone C" Energy Star rating) throughout, screens throughout, except on fixed windows as per plan.
- Architecturally designed elevations finished with clay brick, stone masonry over windows and Hardie board as per plan. (Actual detailing may vary from Artist's concept and subject to grade conditions).
- Architecturally controlled elevations, streetscapes and exterior colors, to create a unique and an esthetically pleasing community.
- Quality insulated metal front entry door with quality satin nickel grip set and deadbolt lock.
- Terraces to include Aluminum picket railing and modulette PVC deck flooring. (As per applicable plan).
- Lower levels to receive spacious private sunken patios.
- Poured concrete entry steps as per elevations; number of risers may vary based on grade.
- Municipal address numbers.
- Self-sealing architectural shingle roof with limited life time warranty.
- Maintenance-free aluminum soffit, fascia and downspouts where applicable.
- All Roof top terrace units to include wood privacy screen, railings, rough in gas line for future BBQ and modulette PVC decking (as per model type).

## **Framing:**

- Tongue and groove subfloor sheathing, sanded joints, screwed and glued to engineered floor joist.
- Wood demising wall assembly.
- 2"x6" exterior wall construction.

## **Interior:**

- All Basement, Ground, and 2nd Floor ceiling height of approximately nine (9') feet. All 3rd floor and rooftop closed area to be approximately eight (8') feet. (all ceiling heights exclude low headroom areas due to bulkheads and dropped ceiling areas, as per plan)
- All interior wood trim and woodwork is primed and painted classic white.
- Flat stock 2 3/4 (+/-) window casing, doors in all finished areas.
- Flat stock 4" (+/-) base boards throughout finished area.
- All main and second floor interior doors to be 2 panel square in a smooth finish (as per applicable plan).
- Straight lever type hardware in a satin nickel finish with matching hinges. Privacy lock sets on all bathrooms.
- Smooth ceilings in kitchen, great room/Living rooms, bathrooms and Laundry rooms (as per plan).
- Bedrooms to receive sprayed stipple ceilings with a 4" smooth border.
- All closets have pre-finished melamine shelving and metal dowels.
- Quality latex paint on interior walls (choice of two colours) from builder's standard samples.
- Elegant natural finish Oak Staircase with Oak Veneer Stringers and Oak Nosing from First to second floor as per applicable plans. (units that only have two storey and units with roof top terraces.)
- Elegant 1 3/4" Oak Pickets with 3" solid Oak Handrail for Staircase within units as per plan in natural finish.

## **Flooring:**

- High quality imported ceramic tiles (12"x 12" or 13"x 13") in all bathrooms and laundry/mechanical rooms as per applicable plan from builder's standard samples.
- Quality 35 oz. broadloom with under pad in all bedrooms and upper hallways, as per applicable plan (one colour throughout.)
- Engineered laminate flooring in great room, front foyers, kitchen and upper landings at roof top terrace as per plan in a natural finish.

## **Kitchen:**

- Kitchens to be quality built cabinetry (as per builders standard samples).
- Kitchen countertops to be granite (from builder's standard samples) including extended flush breakfast bar where applicable.
- Moen single lever pull-out kitchen faucet (as per applicable plan).
- Wall-mounted exhaust hood fan (stainless Steel)

## **Bathrooms & Powder Room:**

- All bathrooms (except powder room) to be quality built cabinetry (as per builders standard samples).
- Choice of designer-selected laminate top countertops from builder's standard samples.
- Mirrors in all bathroom(s) and powder room.
- Ceramic wall tiles in all tub/shower combo units.
- White ceramic bathroom accessories.
- White plumbing fixtures throughout.
- Water-efficient lavatory faucets and shower heads throughout.
- Ultra high efficiency water-saving toilets throughout.
- Moen single lever faucets in all bathrooms and the powder room.
- Bathrooms feature a 5' acrylic deep soaker tub with 8" x 10" ceramic wall tiles and ceiling (as per plan) from Caliber's standard samples.
- Temperature controlled shower valves and water-saving showerheads.
- White pedestal sink in powder room (as per plan).

## **Electrical:**

- All copper wiring throughout the home.
- 100 Amp Service, with circuit Breaker with individual metering of hydro.
- Interior light fixtures in every room and all hallways (excluding bathrooms).
- All bathroom electrical receptacles with a ground fault interrupter (G.F.I.).
- Tamper-resistant receptacles throughout, to ensure child safety.
- White decora switches and plugs throughout.
- Front door electric door chime.
- Heavy duty cable & receptacle for stove and dryer.
- Interconnected smoke alarms on each level, as per the Ontario Building Code.
- Carbon Monoxide detector as per the Ontario Building Code.
- Weatherproof GFCI exterior electrical outlet at balcony.
- Split-circuit electrical outlets above the kitchen counter for future small appliances.
- Rough-in electrical wire for future dishwasher in the kitchen.

- All bathrooms (with or without windows) have Exhaust fan vented to the outside.
- Security rough-in wiring; security pre-wiring to all windows and exterior doors to lower levels and ground levels and to unit entry doors, balcony doors on second floor levels. Each unit shall receive pre-wiring for one keypad and one motion detector.
- Strip light over vanities for all bathrooms.
- Pre-wiring for cable TV in all bedrooms and great room (RG-6 Cable Standard)

## **Heating:**

- Integrated mechanical system with dual purpose hot water complete with dual high efficiency air distribution system for heating and cooling.
- Rental boiler system for domestic water.
- Central air conditioning
- Centrally located electronic thermostat on main floor.
- Rough in gas BBQ line provide on units that have roof top terraces only (gas line installed on roof top terrace.)

## **Plumbing:**

- Flexible water pipe solution using PEX pipe to reduce noise and eliminate solder contaminants within plumbing system.
- All sink basins and plumbing fixtures to include shut-off valves.
- Water supply and drain provisions for future dishwasher in kitchen.
- Lower units to have hose bib at sunken terrace with a shut off
- Upper units to have hose bib in mechanical room.
- All laundry rooms have hot and cold water with drain provisions for future washing machines.

## **Additional Features:**

- Duct cleaning to be completed by builder prior to closing.

## **Warranty:**

- Caliber Homes Guarantee.
- Backed by "TARION" (Ontario New Home Warranty Program.)
- Caliber Homes Inc. is a registered member of TARION in Good Standings, and shall comply with all warranty requirements.
- 7 year structural and 2 years warranties and 1 year Builder's comprehensive warranty.

## **Notes:**

All illustrations are artist's conceptions only. The purchaser acknowledges that the specifications, landscaping, finishes and furnishing etc., in the model home(s) or sales center is for display purposes only and may not be of similar grade or type, or not necessarily included in the purchase of the home. The purchaser acknowledges that the floor plan may be reversed. The Vendor reserves the right to substitute materials that are of equal or better quality.



CALIBER  
HOMES

[caliberhomes.ca](http://caliberhomes.ca)