



# OTTERBEIN WOODS

## COLLECTION

A NEW COMMUNITY OF FREEHOLD & CONDOMINIUM URBAN TOWNS

THE RIVER | THE CREEK | THE BROOK



CRESCE N T H O M E S  
BUILDING THE FINEST NEW HOME COMMUNITIES







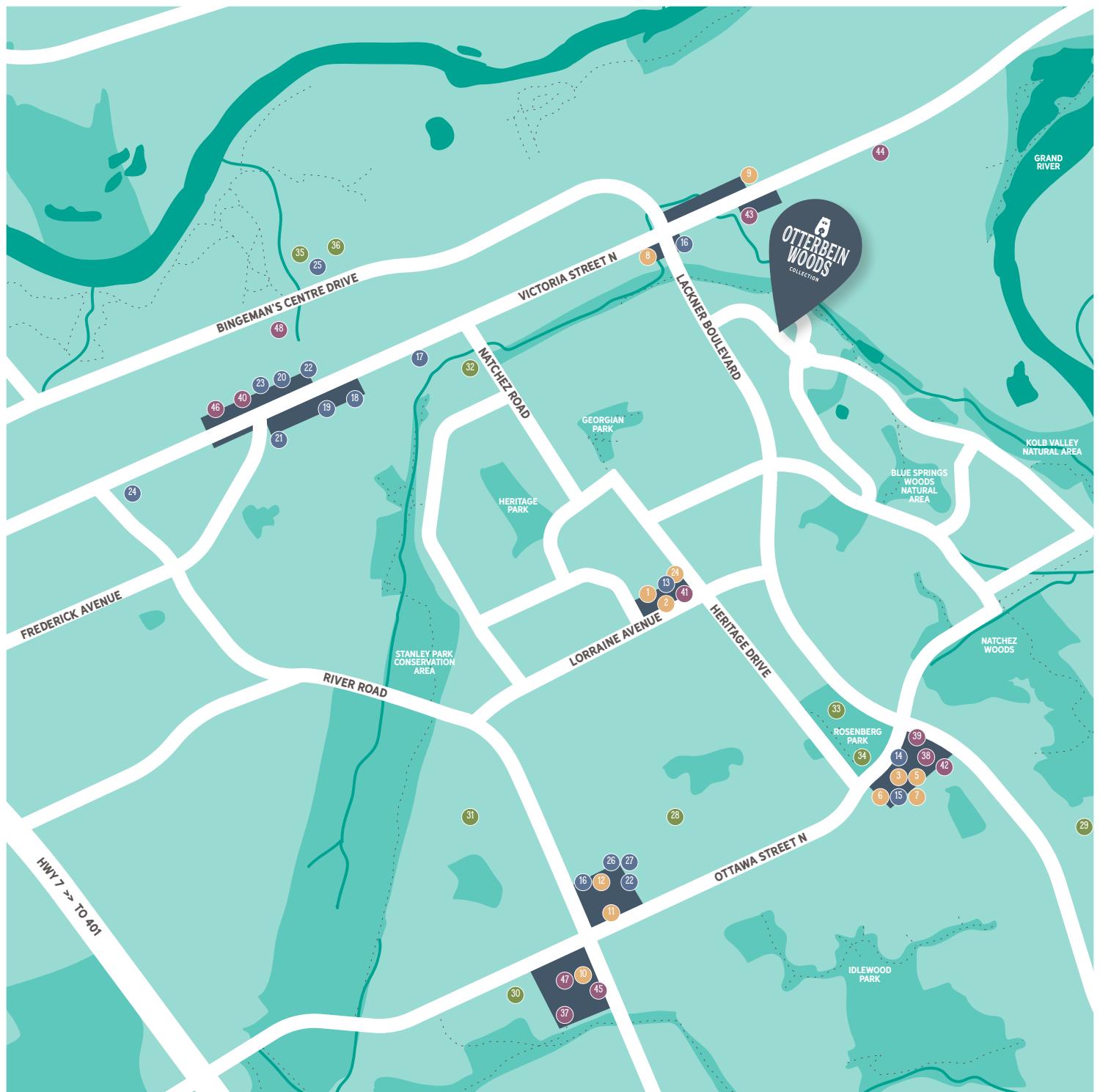
THE COMMUNITY

# OTTERBEIN WOODS

This Grand River neighborhood is a haven of parks and natural beauty, making it a magnet for family-centric communities. With its proximity to a range of amenities, schools, and swift connections to the 401 and neighboring cities like Guelph, Cambridge, and Waterloo, it's no wonder that the Otterbein Woods site is the centerpiece of this neighbourhood.

The interiors, thoughtfully crafted for spaciousness, exude a captivating charm. More than just a residence, they create an oasis of refined living. The perfect marriage of natural splendor, innovative architectural designs, contemporary construction techniques, and exquisite finishes sets this development leagues apart from the rest.

Nestled within family-oriented neighborhoods and green spaces preserved with care, Otterbein Woods perfectly balances both worlds. While it remains in close reach of urban conveniences and luxuries, it's cocooned by kilometers of trails, offering endless opportunities for exploration.



# THE COMMUNITY AMENITIES

## HEALTH CARE + SERVICES

1. HERITAGE PARK PHARMACY
2. LIFELABS MEDICAL LABORATORY SERVICES
3. OTTAWA HERITAGE DENTAL
4. HERITAGE VETERINARY HOSPITAL
5. GREAT CLIPS
6. DRIVETEST
7. SKETCHLEY CLEANERS
8. CIRCLE K GAS STATION + EV CHARGING
9. VALET CAR WASH
10. TD CANADA TRUST + ATM
11. CIBC + ATM
12. RBC + ATM

## DINING IN + TO GO

13. HAKKA AROMA
14. JUMBO DRAGON CHINESE RESTAURANT
15. GINO'S PIZZA
16. TIM HORTONS
17. HOWL AT THE MOON
18. HARVEY'S
19. SWISS CHALET
20. CASEY'S GRILL + BAR
21. COUNTERPOINT BREWING COMPANY
22. MCDONALD'S
23. WHALE & ALE BRITISH PUB
24. A+W
25. BOSTON PIZZA
26. SUBWAY
27. PITA PIT

## SCHOOLS + RECREATION

28. CRESTVIEW PUBLIC SCHOOL
29. LACKNER WOODS PUBLIC SCHOOL
30. ST. DANIEL CATHOLIC ELEMENTARY SCHOOL
31. STANLEY PARK SENIOR PUBLIC SCHOOL
32. MACKENZIE KING PUBLIC SCHOOL
33. HERITAGE GREENS LAWN BOWLING CLUB
34. GRAND RIVER RECREATION COMPLEX
35. KINGPIN BOWLLOUNGE
36. BINGEMANS

## RETAIL + GROCERY

37. STANLEY PARK MALL
38. DOLLARAMA
39. FOOD BASICS
40. CANADIAN TIRE
41. FARAH MARKET EXPRESS
42. REXALL
43. REN'S PETS
44. VICTORIA STREET MARKET
45. LCBO
46. HOME HARDWARE
47. SHOPPERS DRUG MART
48. WATERLOO BREWING BEER STORE & TAPHOUSE





All material presented herein is intended for information purposes only. While this information is believed to be correct it is represented subject to errors, omissions, changes, or withdrawal without notice.



KOLB CREEK

FUTURE RESIDENTIAL

BUILDING A

BUILDING B

OTTERBEIN ROAD

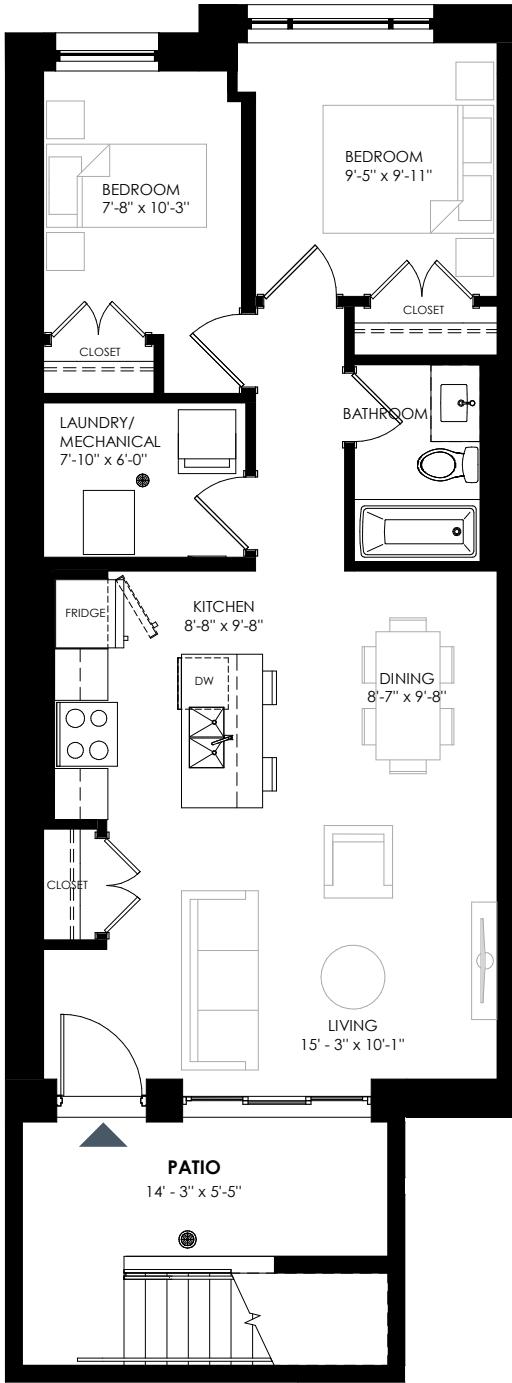
FUTURE RESIDENTIAL



# OTTERBEIN WOODS

COLLECTION

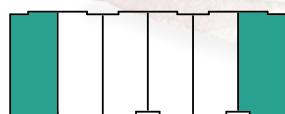




**LOWER LEVEL | 858 SQ FT | 2 BEDS | 1 BATH**

# THE RIVER A

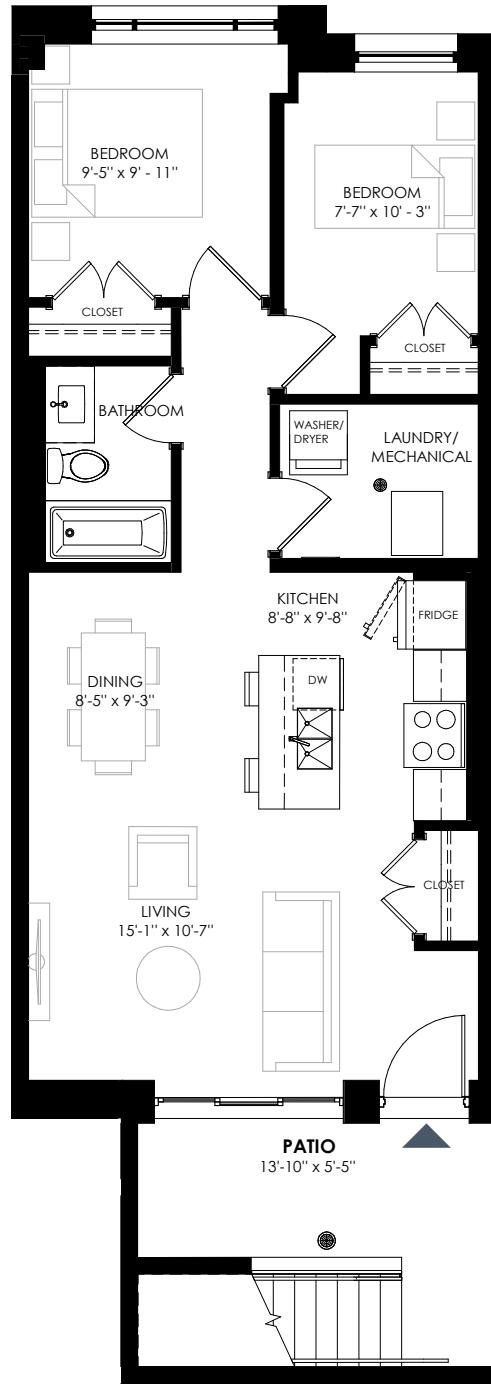
**GROUND LEVEL**

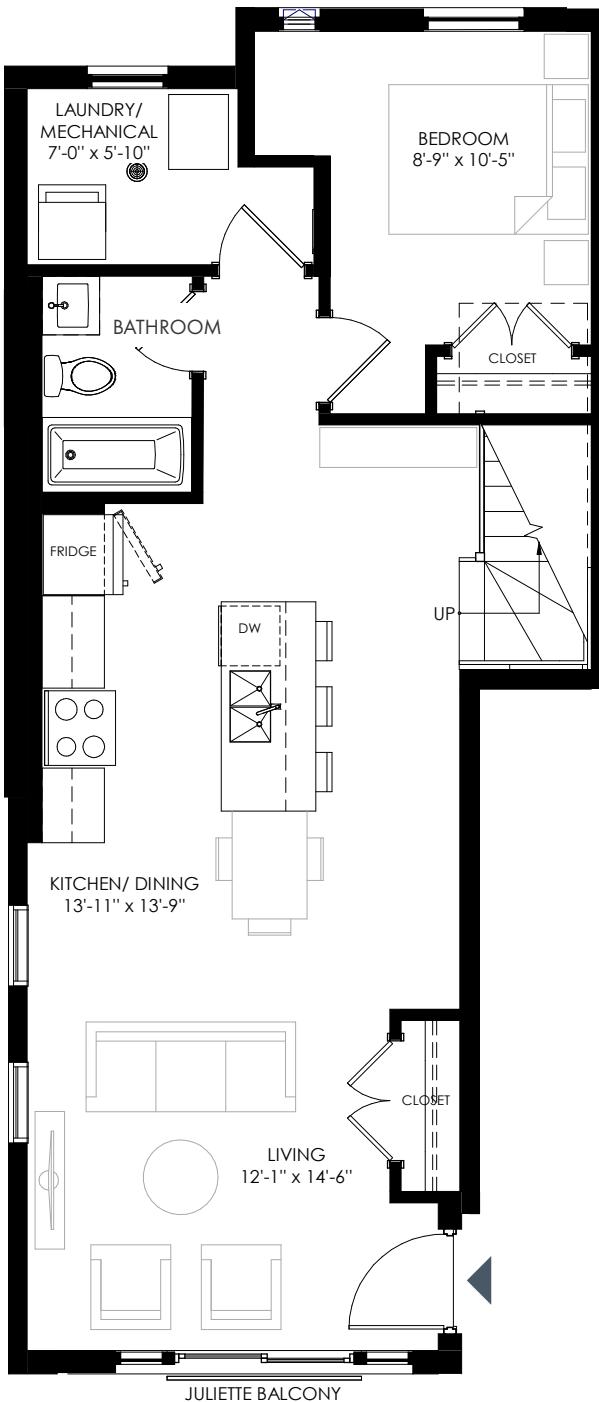


**LOWER LEVEL** | 817 SQ FT | 2 BEDS | 1 BATH

# THE RIVER B

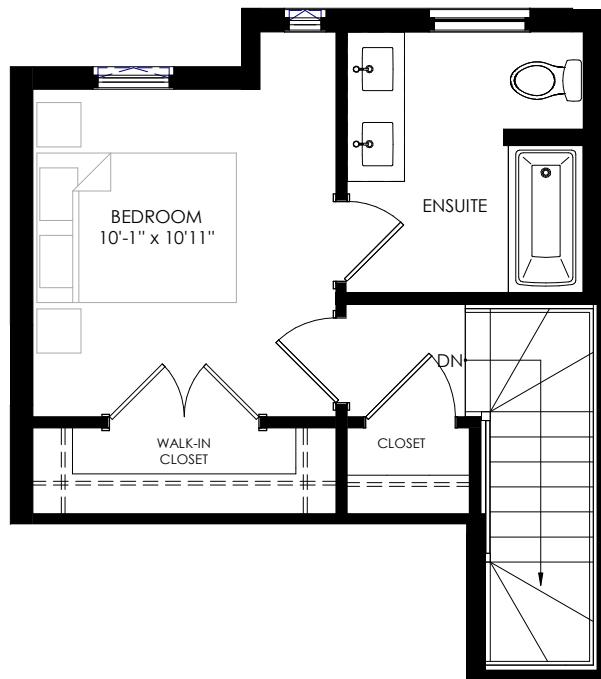
GROUND LEVEL





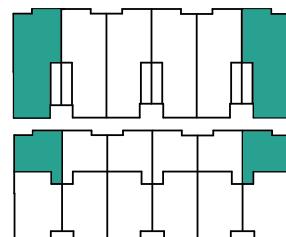
**MAIN LEVEL + | 1,142 SQ FT | 2 BEDS | 2 BATHS**

# THE CREEK A



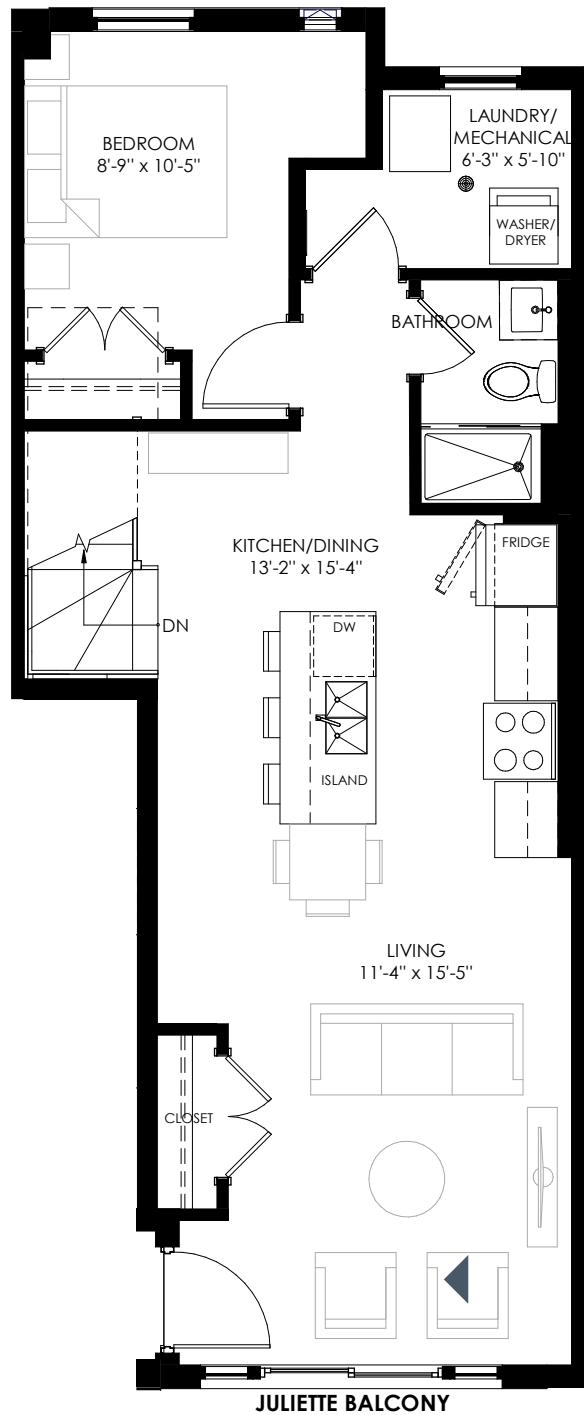
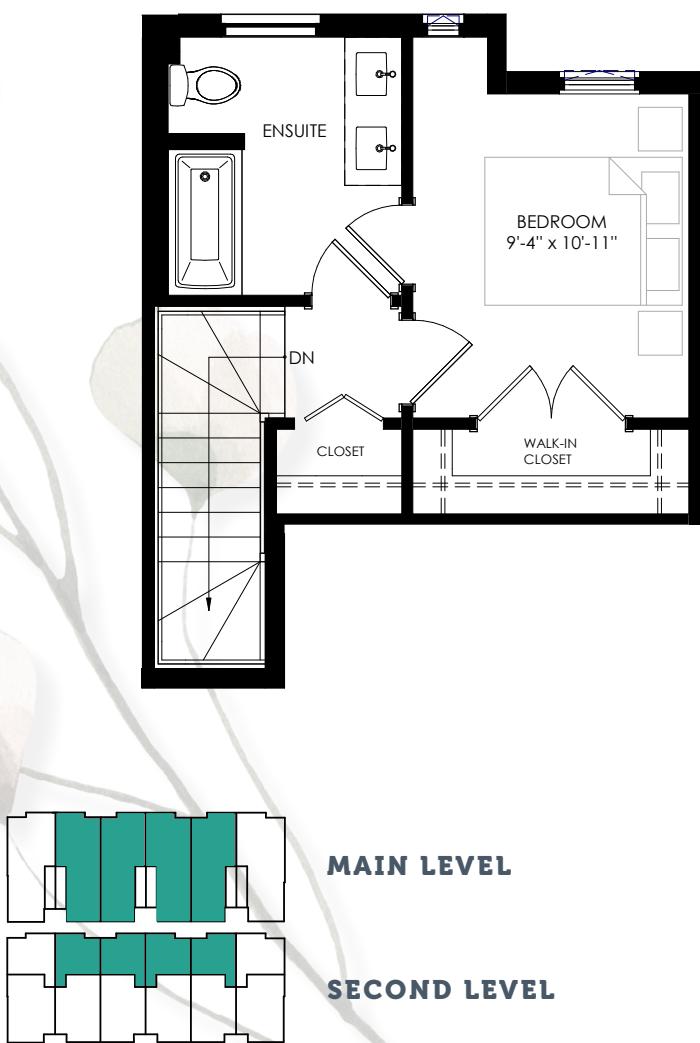
**MAIN LEVEL**

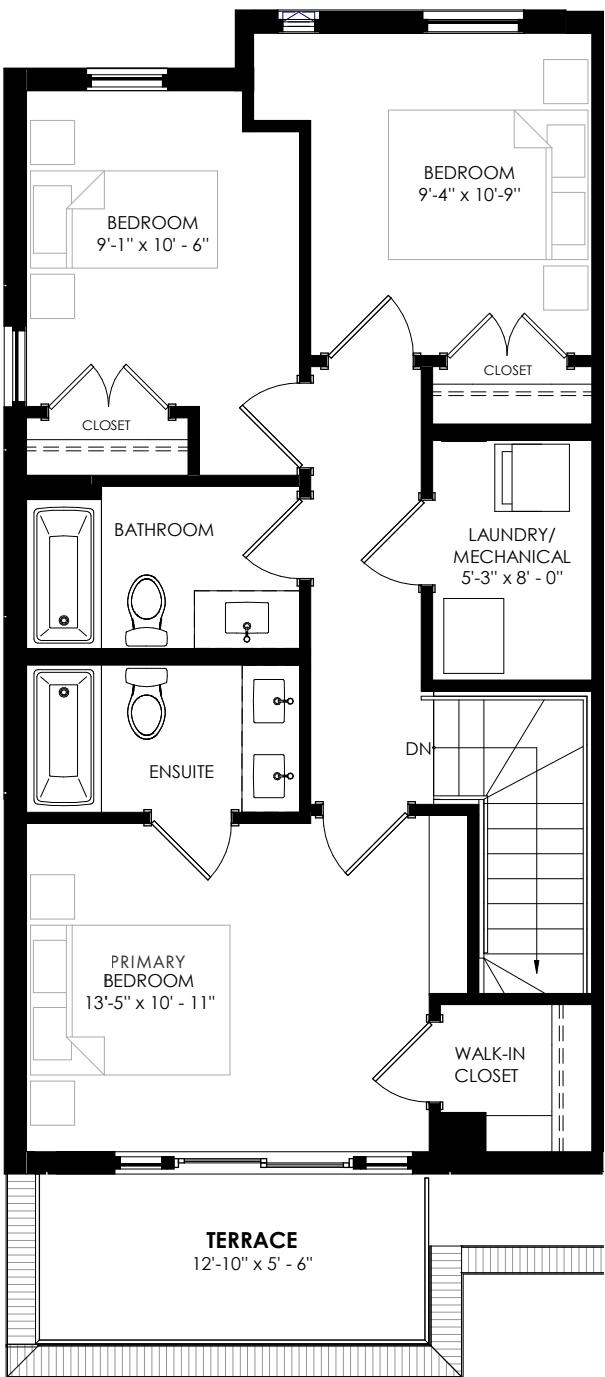
**SECOND LEVEL**



**MAIN LEVEL + | 1,078 SQ FT | 2 BEDS | 2 BATHS**

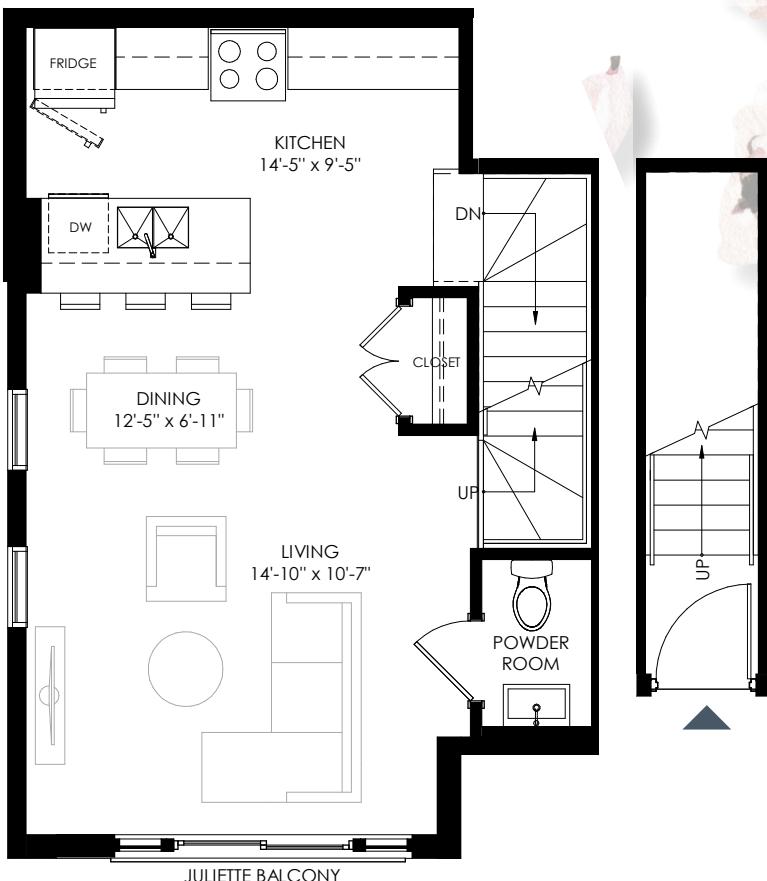
# THE CREEK B



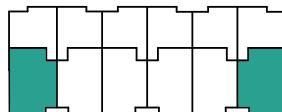


**SECOND LEVEL + | 1,369 SQ FT | 3 BEDS | 2.5 BATHS**

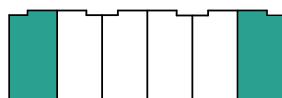
# THE BROOK A



**SECOND LEVEL**

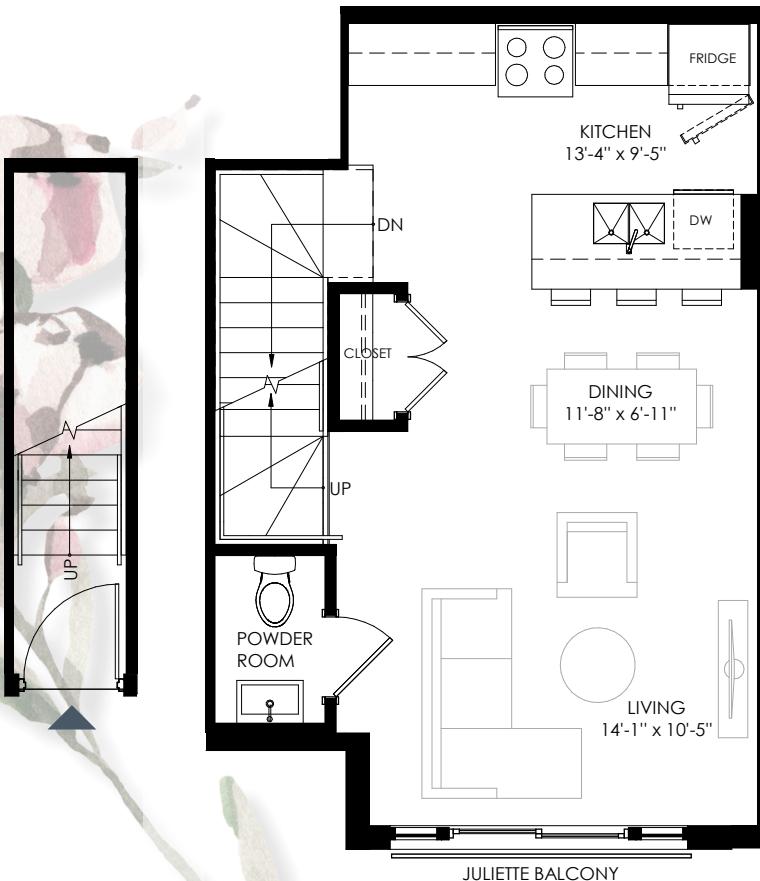


**THIRD LEVEL**

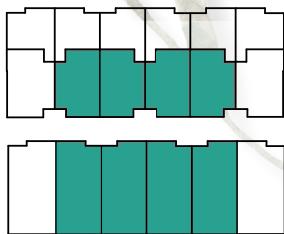


**SECOND LEVEL +** | 1,297 SQ FT | 3 BEDS | 2.5 BATHS

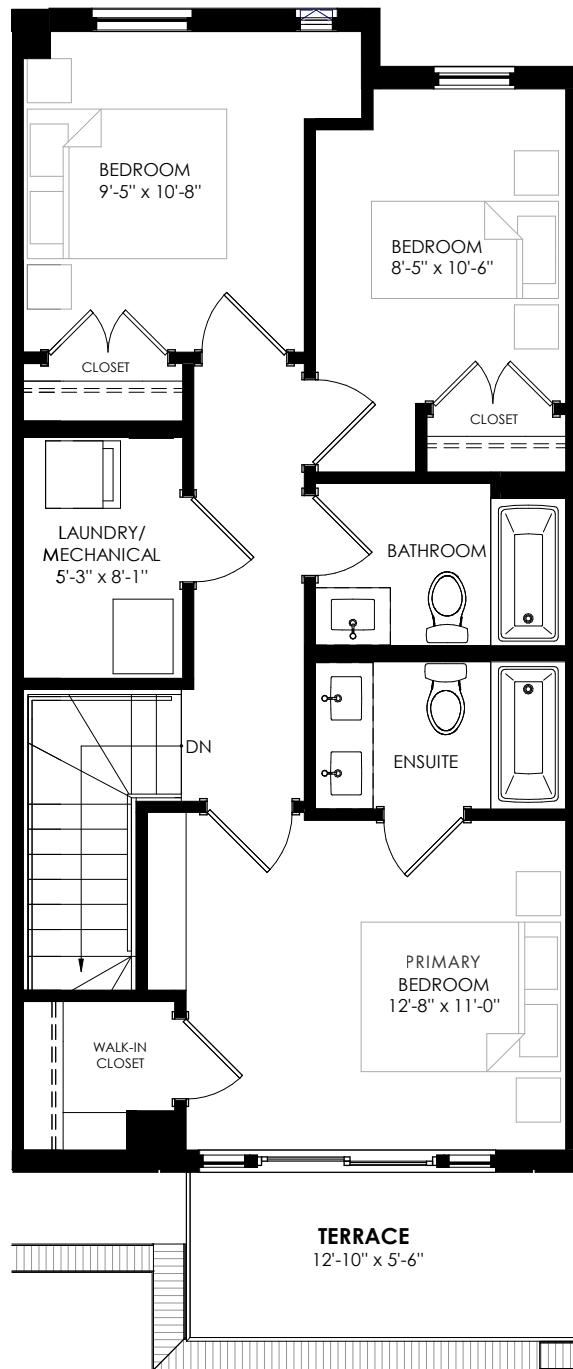
# THE BROOK B



**SECOND LEVEL**



**THIRD LEVEL**



# OTTERBEIN WOODS

# 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 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 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
- Heavy duty receptacle for electric stove
- Dedicated electrical outlet for refrigerator.
- 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



C R E S C E N T   H O M E S

## **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 casings and 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 to minimize squeaks
- Energy saving insulation as per Ontario Building Code requirements.

## **ELECTRICAL AND 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 and water softener provided, supplied by Builder. Rental contract to be set up by purchaser.

**CRES**CENT 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 survey s an adjustment on closing.**



C R E S C E N T H O M E S

# GENERAL INFORMATION

All renderings of exteriors are artist's concept and may vary slightly, including; floor plans may be reverse image. 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.



CRESCENT HOMES

THE BUILDER

# CRESCE

# N HOMES

**Crescent Homes is dedicated to fostering a high-quality life-style. Our commitment is evident through our exceptional locations, innovative products, outstanding customer service, and unbeatable prices in the market.**

**Our team collaborates closely with every buyer to guarantee that the home is constructed according to their preferences and perfectly meets their family's requirements. We are firmly dedicated to the process of building.**

**It goes beyond constructing new homes; we also prioritize building trust, relationships, and providing peace of mind. We possess extensive knowledge and genuine enthusiasm for every facet of our work. Our goal is to effectively communicate this knowledge and passion to home buyers, ensuring they are well-informed and inspired.**

**We know how important your new home is to you; that's why each home we build is so important to us.**



# OTTERBEIN WOODS

COLLECTION

A NEW COMMUNITY OF FREEHOLD & CONDOMINIUM URBAN TOWNS

A UNIQUE SETTING ON THE BANKS  
OF THE GRAND RIVER

[WWW.OTTERBEINWOODS.COM](http://WWW.OTTERBEINWOODS.COM)



C R E S C E N T H O M E S  
BUILDING THE FINEST NEW HOME COMMUNITIES