

MONA ROAD BROCHURE

QUEENSCORP®

AUGUST 2024 | V19

QUEENSCORP®

THE LAKE HOUSE®
WEST MINEOLA

TABLE OF CONTENTS

OVERVIEW 5

NEIGHBOURHOOD 6

SITE PLAN 8

FLOOR PLANS 13

FEATURES & FINISHES 23

ABOUT QUEENSCORP 27

THE LAKE HOUSE®
WEST MINEOLA



THE LAKE HOUSE®

WEST MINEOLA



Welcome to The Lake House, an exclusive collection of architecturally striking and sumptuously designed modern townhomes located just steps from vibrant downtown Port Credit.

OVERVIEW

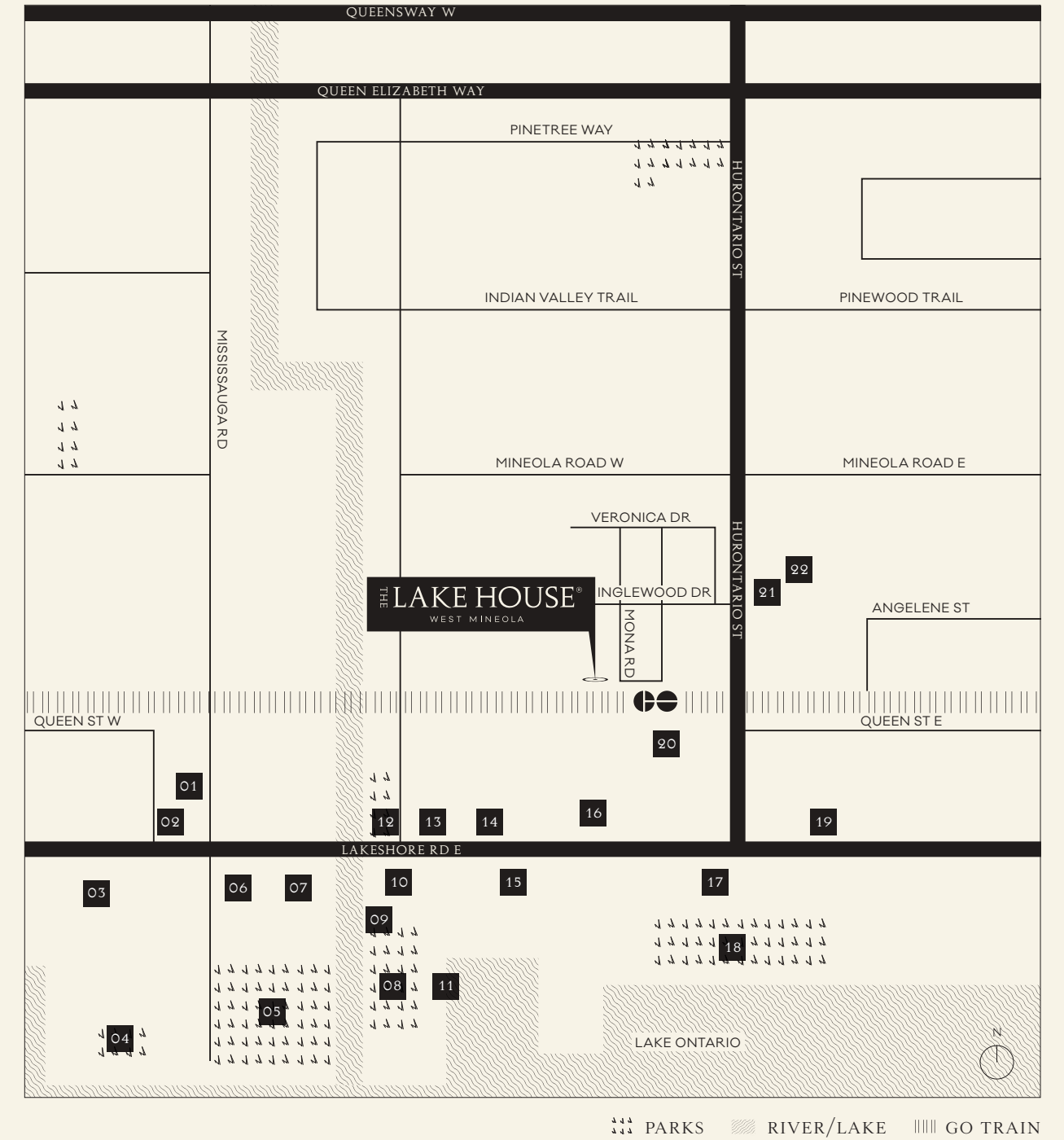
LOCATION	1136 AND 1138 MONA ROAD
TOWNHOMES	2,542 - 2,719 SQ.FT.*
FLOOR PLAN TYPES	3 & 4 BEDROOM PLANS
VIEWS	RAVINE OR PRIVATE BACKYARD
OCCUPANCY	90 TO 180 DAYS
SECURED GARAGE	2 CAR PARKING
FULLY FINISHED BASEMENT	INCLUDED*

At The Lake House, residents will experience inspired living, nestled in a secluded corner and surrounded by lush woods. Enjoy convenient, carefree living just steps from the lake and discover the magic of West Mineola.

NEIGHBOURHOOD



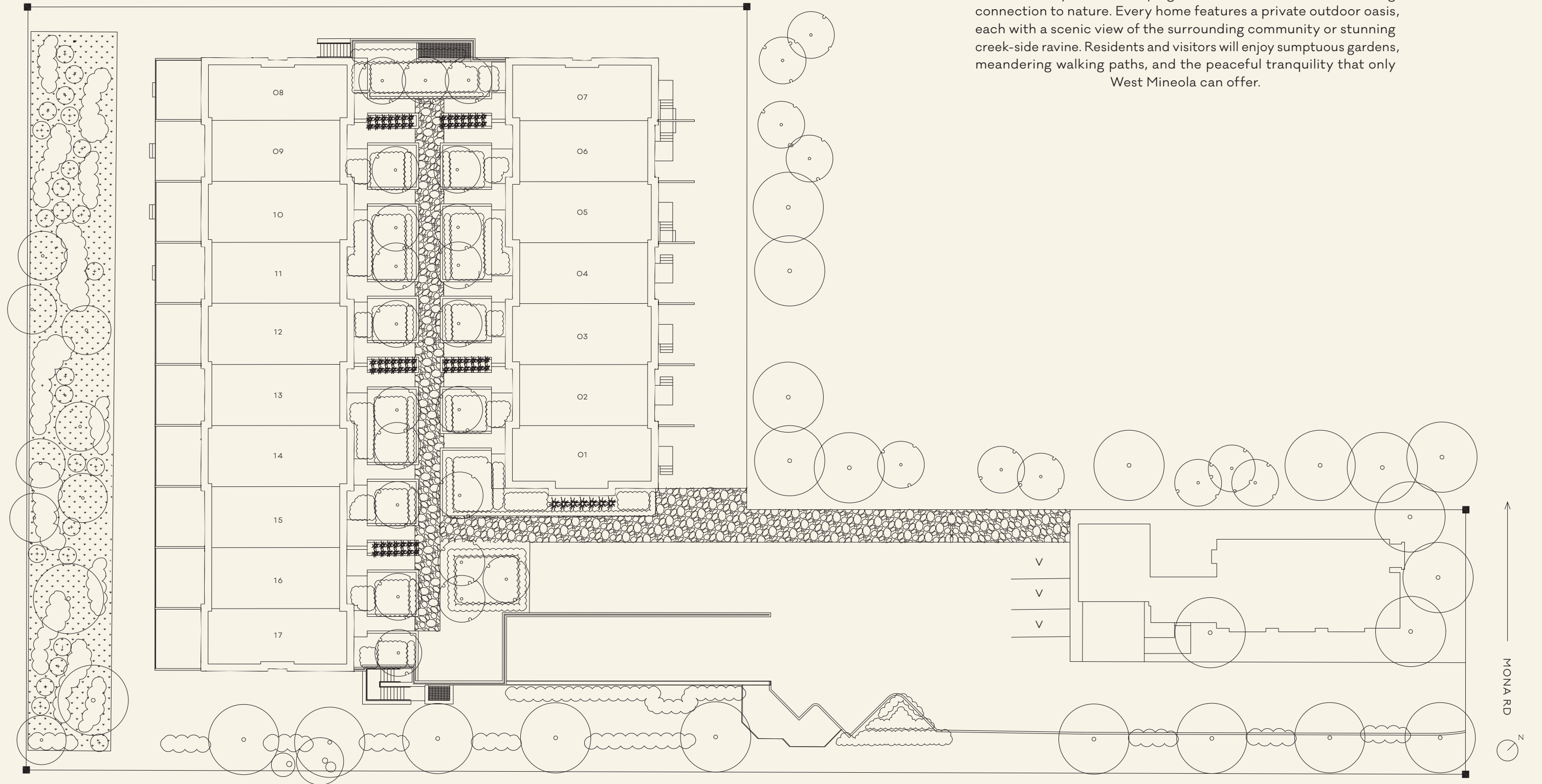
Discover a wide array of amenities while you stroll along the sparkling waterfront. From quaint farmers' markets, gourmet food shops, luxury restaurants and cafés to tranquil waterfront parks, vibrant street festivals, and sailing along the shores of Lake Ontario, the options are truly endless in beautiful Port Credit.



- | | | |
|-----------------------------------|---------------------------------------|--|
| 01 CREDIT LANDING SHOPPING CENTRE | 09 SNUG HARBOUR SEAFOOD BAR AND GRILL | 15 THE CROOKED CUE |
| 02 LOBLAWS | 10 POSTA ITALBAR CUCINA | 16 RABBA FINE FOODS |
| 03 SHOPPERS DRUG MART | 11 PORT CREDIT HARBOUR MARINA | 17 THE PORT HOUSE SOCIAL BAR & KITCHEN |
| 04 BEN MACHREE PARK | 12 PORT CREDIT MEMORIAL PARK | 18 GAZEBO-TALL OAKS PARK |
| 05 JC SADDINGTON PARK | 13 PUMP HOUSE GRILLE CO | 19 LCBO |
| 06 CARLO'S BAKERY | 14 EL JEFE | 20 PORT CREDIT GO |
| 07 STARBUCKS | | 21 TIM HORTONS |
| 08 J.J. PLAUS PARK | | 22 COUSINS MARKET |

SITE PLAN

Surrounded by lush landscaping, The Lake House maintains a strong connection to nature. Every home features a private outdoor oasis, each with a scenic view of the surrounding community or stunning creek-side ravine. Residents and visitors will enjoy sumptuous gardens, meandering walking paths, and the peaceful tranquility that only West Mineola can offer.

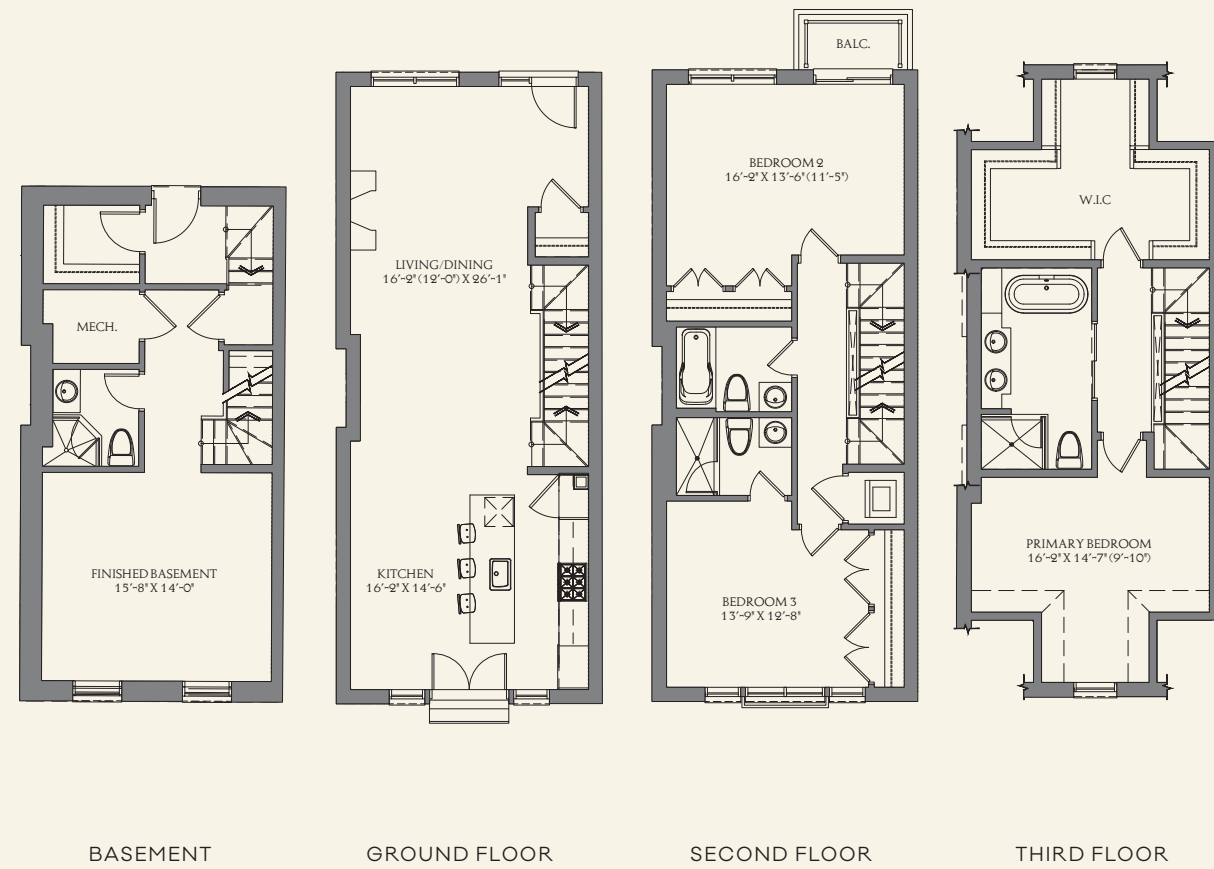




FLOOR PLANS
TOWNHOMES

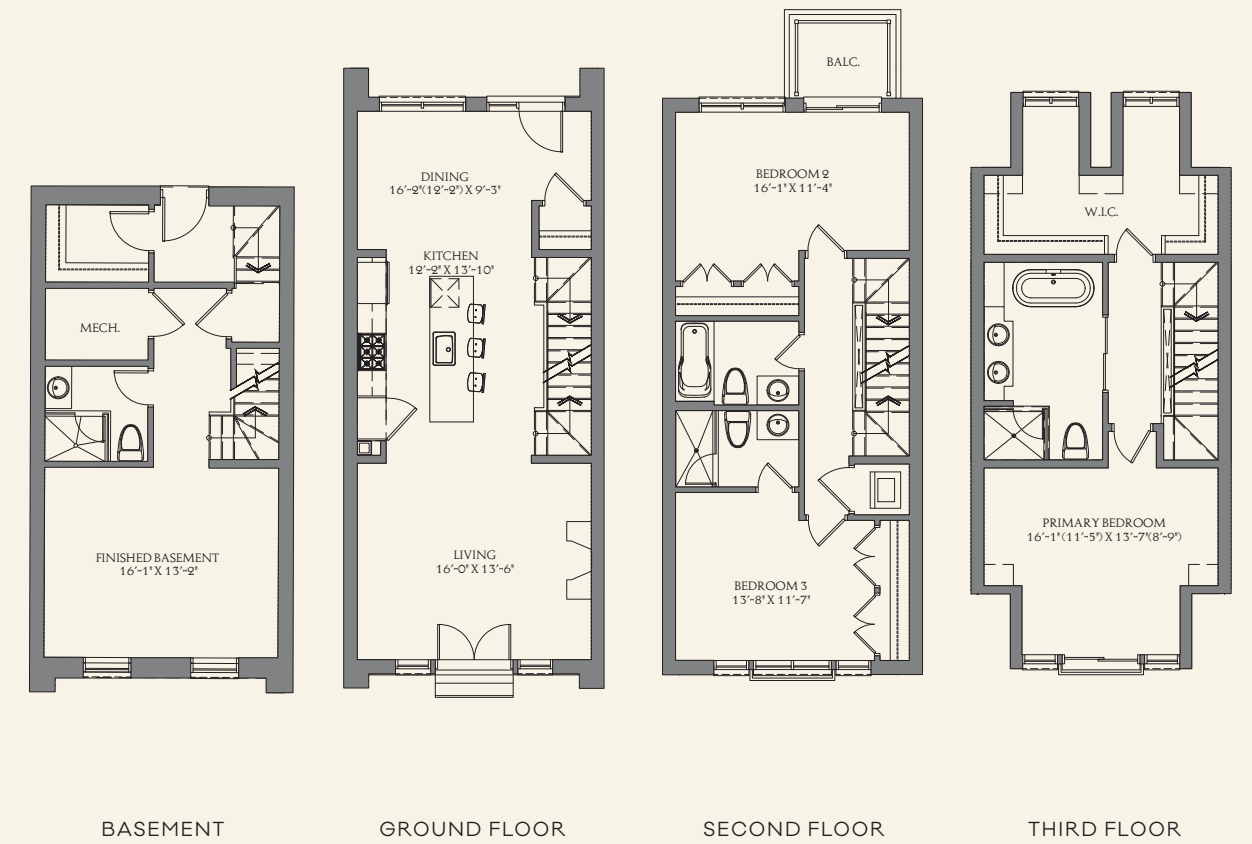
TOWNHOME UNITS 1, 7, 8 & 17

RAVINE OR PRIVATE BACKYARD* | 3 BEDROOMS | APPROX. 2,719 SQUARE FEET | 2 CAR PARKING



TOWNHOME UNITS 2, 6, 9, 13 & 16

RAVINE OR PRIVATE BACKYARD* | 3 BEDROOMS | APPROX. 2,550 SQUARE FEET | 2 CAR PARKING



Note: Actual usable floor space may vary from the stated floor area. Dimensions are approximate only, are not guaranteed and may vary based on site conditions. All dimensions are measured from the widest portion of any area or room (inclusive of cabinetry or cupboards) and the actual usable area cannot be determined by such dimensions. Purchasers are advised that dimensions are not covered by the requirements of the Home Construction Regulatory Authority or Tarion and the purchaser specifically acknowledges that the dimensions can vary by up to ten percent and the purchaser shall accept such variations and shall have no claim whatsoever including any claim for abatement or any right of rescission. Any noted square footage includes finished basement. The location and existence of windows, balconies, or terraces are as per elevation and may vary. * Denotes applicable condition for floor plan displayed. E&OE August 2024



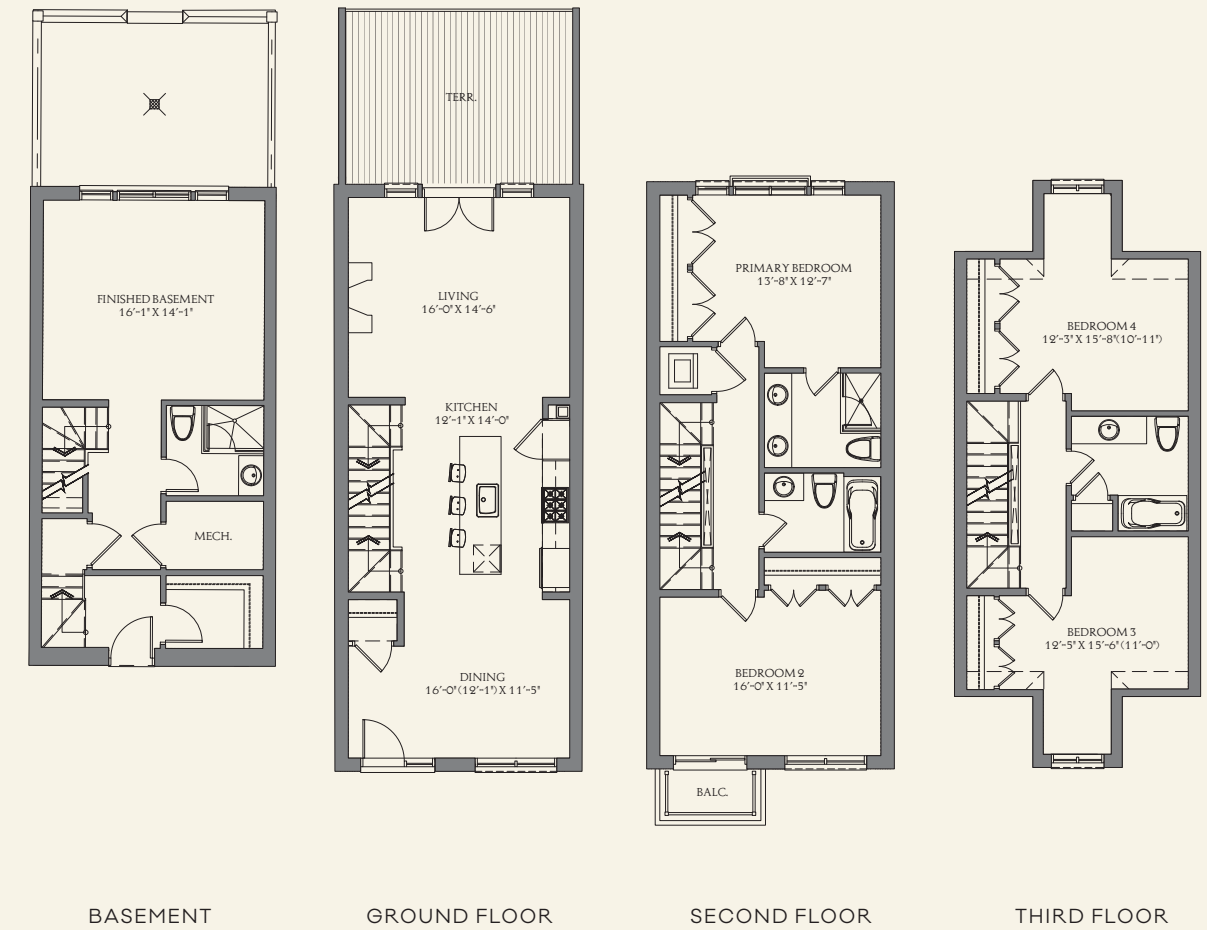
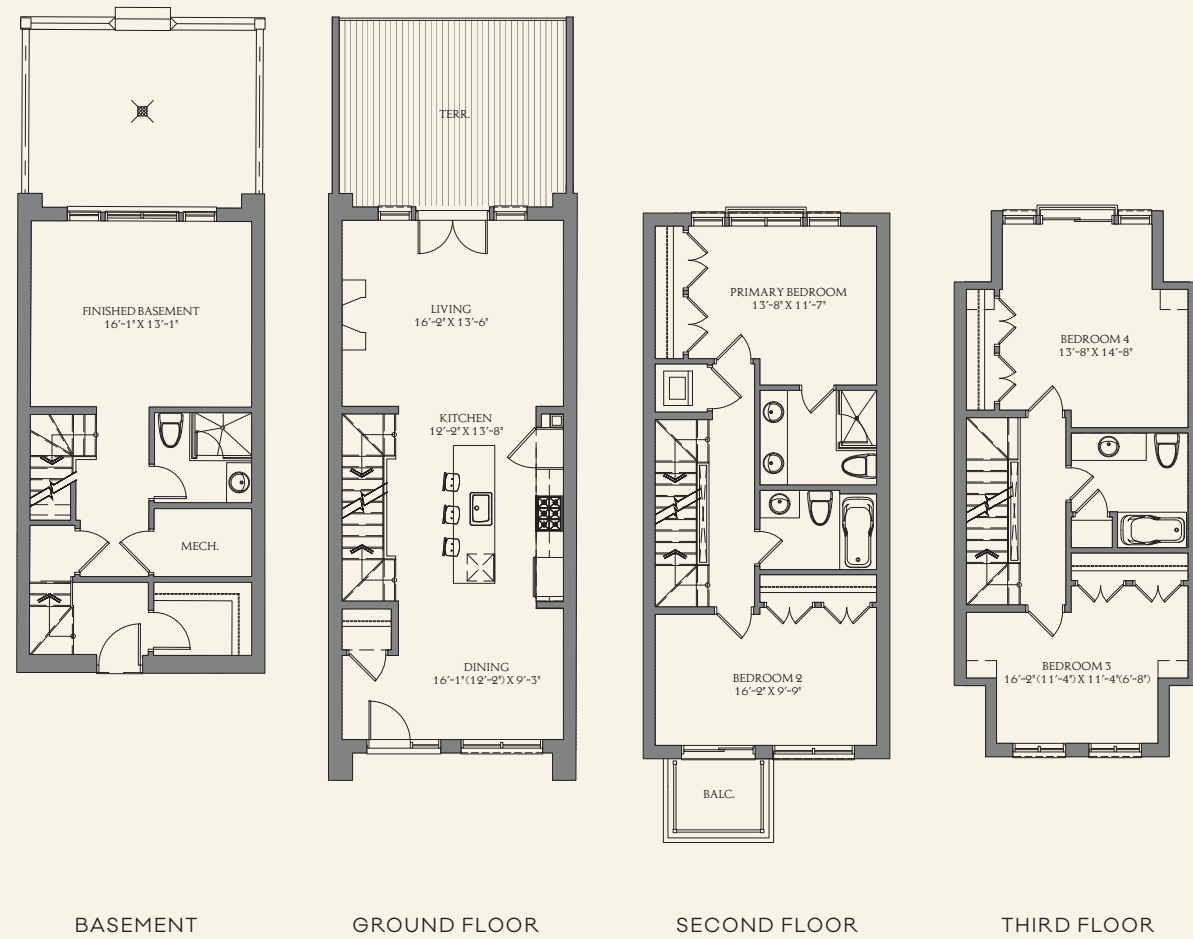
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TOWNHOME UNITS 4, 11 & 15

TOWNHOME UNITS 3, 5, 10, 12 & 14

RAVINE* OR PRIVATE BACKYARD | 4 BEDROOMS | APPROX. 2,562 SQUARE FEET | 2 CAR PARKING

RAVINE* OR PRIVATE BACKYARD | 4 BEDROOMS | APPROX. 2,649 SQUARE FEET | 2 CAR PARKING



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FEATURES & FINISHES

DISTINCTIVE EXTERIORS

The Lake House's stunning exterior architecture captures the subtle elegance and refinement of West Mineola. Hand-tumbled stone, artisan white brick, expansive windows, and beautiful metal awnings adorn the exterior, while spacious balconies and terraces offer a breathtaking view of the surrounding woodland setting. *

A FEELING OF SPACIOUSNESS

Open concept designs are complemented by 9' smooth ceilings on the basement and 2nd levels, and 9'-6" smooth ceilings on the main and 3rd levels (exclusive of bulkheads, dropped ceilings in bathrooms, pitched roofs, etc.).

STUNNING KITCHEN

The elegant and modern kitchen is crafted with premium quality, custom designed cabinetry ** including spacious island, extended height upper cabinets, and under-cabinet lighting. Countertops are finished in beautiful polished granite or engineered quartz with a dramatic stone countertop waterfall feature on the island**, and the mirror backsplash allows for an enhanced sense of spaciousness and glamour. *

LUXURIOUS BATHROOMS

Bathrooms boast custom crafted cabinetry**, including oversized vanity mirror, polished granite or engineered quartz countertop**, white undermount vanity basin, and polished chrome fixtures. A frameless glass shower enclosure* or deep soaker bathtub equipped with chrome shower curtain rod offer spa-like features.

PREMIUM WOOD FINISHES

Adding touches of natural beauty, premium wide plank engineered hardwood flooring graces the main, 2nd, and 3rd levels. ** Premium oak veneer wood staircases are finished with stained oak handrails and metal pickets throughout.

PLUSH CARPETING

Upgraded broadloom carpeting, including plush under-pad, in the basement for added comfort. **

EXQUISITE FIREPLACE

Bask in the soft lighting and warmth of the living room gas fireplace, adorned with stunning cast stone surround.

LEADING-EDGE APPLIANCES

Appliances are the latest, energy-efficient models, including high efficiency, stacked front-loading washer and dryer, and high efficiency, built-in fridge and dishwasher, paneled to match cabinetry selection. ** The slide-in stove and under the counter drawer-style built-in microwave come in a stainless steel finish.

TECHNOLOGY & ELECTRICAL

Efficient 100 AMP electrical service with breaker panel and copper wiring installed throughout. The living room and all bedrooms have pre-wired RG-6 coaxial cable outlet(s). *** For greater peace of mind, rough-in security system wiring for contact installed on ground level exterior doors and windows. *

ENERGY-SAVING FEATURES

Gain control of your energy use by having an individual hydro meter and gas meter for enhanced utility consumption control. An individually controlled, on-demand year round, forced air heating and air conditioning system enhances your environment. Adding to the energy savings is a high efficiency water heating appliance vented to the exterior for dual domestic hot water and home heating (rental).

*** - Denotes availability determined by elevation/model type design.
 **** - Denotes finishes to be selected from the Vendor's standard samples.
 ***** - Denotes feature to be provided by the service provider.

All renderings, floor plans, and site plans in brochures or sales office displays are artist's conceptions and are not necessarily to scale, and the dimensions are approximate and may vary.





ABOUT QUEENSCORP

At Queenscorp, we believe a community is more than just a collection of homes; it's individuals becoming linked, futures intertwined, and dreams realized. A well-planned and well-designed community allows residents to live their best and most fulfilled lives, and can serve as the backdrop for life's most precious moments.

For over 30 years, Queenscorp's passionate commitment to creativity, design excellence, and bold innovation has helped to shape extraordinary new communities across the Greater Toronto Area. Landmark and award-winning architecture, imaginative interior design, and a focus on community enhancement and thoughtful integration are the hallmarks of every community we design and build. Whether it's a master-planned community, a small boutique collection of homes, or a flourishing retail plaza, we work tirelessly to create lasting value for our homeowners, retail partners, and communities.

Our impressive portfolio of award-winning communities includes mid-rise condominiums, stacked townhomes, traditional townhomes, and single detached homes. We invite you to discover the Queenscorp difference at The Lake House.

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