



Condominium Townhomes in Stratford's Master-Planned Community Built for Life.

livecoventry.ca

COVENTRY IS MAKING HISTORY AS STRATFORD'S PREMIER FAMILY COMMUNITY.

- 👤 Established & sought-after community
- 📍 Ideal central-Stratford location
- 🔍 Phase 5 features beautiful condo towns
- ⚙️ Builder with 10 years local experience
- 🏆 Multiple award-winning subdivision



Established and thriving for nearly 10 years, Coventry has been the go-to neighbourhood for those looking to make Stratford their new home.

Surrounded by fresh air, open fields, welcoming streetscapes, parkland and winding trails, Coventry is the ultimate new home community built for life.

Forest Park Homes is excited to release highly anticipated **Phase Five** which will feature spacious, designer, freehold vacant-land condo-towns. Own your own lot and property with low monthly fees for maintenance of common elements only!.

Come home to Coventry today and experience the laid back lifestyle that can only be found in Stratford.



Rendering is artist's concept and is subject to change.
Illustration may show optional features not included in the base price.
Landscape areas are concepts only and may vary from finished.
See sales representatives for more information. E. & O. E.

THE HISTORIC & SERENE SETTING OF STRATFORD.

Located just 30 minutes west of Kitchener and 40 minutes east of north London, Stratford is truly enriched by its citizens who take pride in the history and future of the city they call home. Stratford is a blend of sophistication and class all encapsulated in a subdued and serene setting.

Surrounded by the beauty of the meandering Avon River and rich historical elements, Stratford offers residents an eclectic mix of amenities and culture. Major retail, boutique shops, delectable dining and picturesque parks and trails await you here.

Coventry is located steps from the Stratford Rotary Complex. This first-class facility features two NHL-size ice rinks and multi-use community halls that host a diverse range of annual events.



SO MUCH TO SEE AND DO DAILY

- 🏠 Steps from Stratford Rotary Complex
- 🍃 Enjoy scenic views of Lake Victoria as you take a walk through Queens Park
- 🌳 Beautiful seasonal florals at Shakespearean Gardens
- 🍷 Inspired boutique shops, dining and cafés along Downtown's popular and picturesque Ontario Street.
- 🎪 Events, theatre and entertainment at renowned Stratford Festival
- 🎁 Annual markets, events and attractions



PERTH LINE 36 (QUINLAN RD)

TO KITCHENER →



AREA AMENITIES

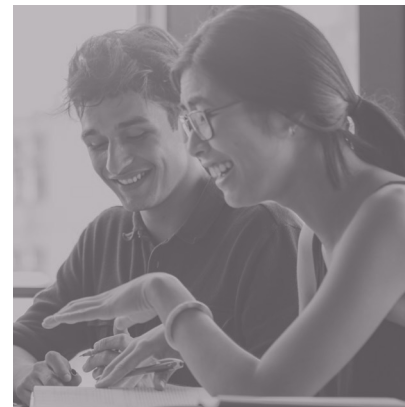
- Parks and Golf
- Shopping & Retail
- Grocery
- Education & Learning
- Arts & Recreation
- Food & Drink

Map is illustration only and is subject to change without notice. E & O. E.



GROWING OUR CITY, EXPANDING OUR KNOWLEDGE.

Stratford has seen incredible growth in the last decade, attracting world class learning institutions. Conestoga College and University of Waterloo along with renowned Stratford Chefs School offer leading edge education and programming right at your door step.



Stratford Chefs School

136 ONTARIO STREET

Since 1983, Stratford Chefs School has offered a highly reputable Culinary Diploma Program. The School has helped set the standard for culinary excellence in Canada and has graduated over 800 students. This not-for-profit career college focuses on the innovative, hands-on training of high quality, aspiring chefs and culinary entrepreneurs.

University of Waterloo Stratford School of Interaction Design and Business

125 ST PATRICK STREET

The University of Waterloo Stratford School of Interaction Design and Business offers graduate and undergraduate programs in digital arts and design within a global business framework. Students here combine creative exploration, design and critical thinking to create positive technology-enhanced user experiences.



Conestoga College

130 YOUNGS STREET

Conestoga's Stratford campus, located at Stratford General Hospital, offers career-focused programs, academic upgrading and continuing education opportunities. The campus also offers a Career Centre providing professional career advising, education and training information.

PHASE 5 SITEPLAN



Site plan is artist's concept and is subject to change without notice.
 Lot dimensions are approximate and depend on final survey.
 Landscape areas are concepts only and may vary from finished.
 See sales representative for more information. E. & O. E.

BEAUTIFUL FAMILY TOWNHOMES IN A STUNNING LOCATION



FOREST PARK FLOORPLANS FEATURE...

- ✦ Spacious open-concept main floors
- ✦ Quality kitchens featuring grand islands with breakfast bars and hard surface counter tops
- ✦ Designer finishes that are trending but timeless throughout the home
- ✦ Generous windows for bright living spaces
- ✦ Expansive primary suite with large walk-in closet and 4 piece ensuite
- ✦ Convenient second floor laundry location
- ✦ Large second and third bedrooms perfect for growing families
- ✦ Beautiful covered porches open to impressive streetscapes throughout the community of Coventry

and so much more...

Photos are from another Forest Park project and may not be representational of standards or finishes offered at Coventry.



Photo is from another Forest Park project and may not be representative of standards or finishes offered at Coventry.

IMPRESSIVE STANDARDS IN EVERY HOME

QUALITY CONSTRUCTION

- 8 foot ceiling heights on main floor and upper floor as per plan.
- Superior architectural designs highlighting both traditional and contemporary styling.
- All lots are fully sodded & graded to municipal requirements.
- Paved driveway.
- Superior levels of insulation meeting or exceeding building code standards.
- Poured concrete foundation walls with weeping tile and a superior drainage membrane to protect against water penetration, a key component in keeping your basement dry.
- All exposed foundation walls will be covered with a brush coat.
- Front porches are poured concrete.
- Pre-finished maintenance free railing and aluminum columns on front porches where required. (Black)
- Sub-flooring finished with 5/8" tongue & groove OSB subfloor with edges sanded prior to the installation of floor finishes.
- Sub-floor nailed and glued to floor joists to prevent squeaks.
- Professionally engineered roof truss system with 7/16" OSB sheathing.

- Architectural shingles with a Lifetime Limited Manufacturers Warranty engineered to offer our clients better protection and peace of mind. Colour predetermined by Builder.
- Maintenance-free soffits, fascia, eavestrough, downspouts and architectural frieze board for many years of worry free enjoyment as per selected elevation. Colour predetermined by Builder.
- Genuine brick exterior on main floor with stone accents as per selected elevation. Colour and locations predetermined by Builder.
- Civic house number etched in stone and set into brick above garage doors.
- Premium quality Canadian made Gara garage door, insulated R-12, maintenance-free steel sectional standard black garage door (as per builders plan) equipped with heavy duty springs & long life rust resistant door hardware in a beautiful contemporary inspired design.
- Pre-cast patio slab walkway from driveway to front entry.
- Entire garage drywalled and rough taped for gas proofing. Drywall to remain unpainted/untrimmed etc.
- Garage ceilings common to interior living space spray foamed for comfort and energy efficiency.

- Concrete garage floors come with saw-cut control joints to help reduce unsightly cracking.
- All building envelope perforations, including doors and windows will be caulked. Weeping holes in brick/stone not included.
- Garage door into interior of home where grade permits. Interior side comes painted white. Exterior side of door comes with factory finish.
- All exterior colour selections are pre-determined by builder and subject to change without notice.

WINDOWS & DOORS

- Steel clad insulated front entry door with glass sidelite (as per plan) complete with black Vancouver gripset and deadbolt lock. Interior side of front door to have satin nickel hardware and hinges.
- Satin nickel deadbolt locks on all other exterior doors (except sliding doors) all keyed the same.
- Exterior sliding doors to come with standard white slider door lock. Sliding door to be mechanically closed if greater than 24" above grade.
- Satin nickel levers and hinges on all interior doors.
- All homes come with convenient access to garage from inside the home through a steel clad insulated door with deadbolt lock



and safety closure if the grade permits. Interior side painted white. Exterior side to come with factory finish.

- Oversized white vinyl maintenance free (36" x 24") energy efficient basement window(s). Quantity and locations as per plan. Window wells may be required due to grade.
- Maintenance free black colour vinyl operational/energy efficient, Low E, argon filled casement windows with horizontal internal grills on front elevation providing beautiful curb appeal while helping to reduce energy bills.
- Main and upper floor side and rear elevations to receive maintenance free black colour Energy Star® qualified, Low E, argon filled sliders and/or casement windows.
- Windows will be fixed or operational as per plan and builder's discretion.
- All operating windows and sliding doors come complete with screens.

INTERIOR FEATURES

- Premium luxury vinyl plank flooring throughout main floor finished areas from Builder's predetermined standard selection package.
- Premium luxury vinyl tile flooring in main bath, ensuite bath and laundry area from Builder's predetermined standard selection package.
- Luxurious 40 oz plush trackless broadloom carpet with 7 lb. heavy duty under-pad in upper hallway, bedrooms and stairs to second floor from Builder's predetermined standard selection package.
- All ceilings to be "California Style" except bathrooms, laundry areas & closets which will be at the Builder's discretion.
- Stained oak railings with square

newel and spindles in all finished areas & as per plan from Builder's predetermined standard selection package.

- High quality satin nickel finished interior hardware.
- Elegant two panel smooth "Monroe" interior swing doors on all closets, bedrooms, walk-in closets, laundry rooms, mudrooms and bathrooms as per plan.
- Large 4-1/2" contemporary "Zen" MDF baseboards & 2-3/4" Zen MDF casing throughout all finished areas.
- All doors, trim & casing shall be finished in high quality white semi gloss paint.
- One ventilated shelf in all wardrobe closets. 3 ventilated shelves in linen closets.
- Interior walls to be finished with one coat of primer and two coats of superior quality paint in a flat finish with excellent durability and washability from Builder's predetermined standard selection package.
- Interior drywall corners finished with premium paper bead which reduces cracking on finished drywall.
- Metal backing on all interior boxing for greater air tightness of the building envelope, straighter edges and less drywall cracking in the future. Plans may require boxing in order to properly distribute heating & plumbing to the second floor. Bulkhead design and location is at the sole discretion of the builder.

KITCHENS & BATHS

- Quality custom, cabinetry with post formed laminate countertops with molded backsplash from Builder's standard selection package.
- One bank of drawers and full height doors as per plan.
- Large island complete with a flush breakfast bar (as per plan).

- Stainless steel rangehood.
- Microwave shelf with receptacle. Standard opening is min. 22 1/2" W x 16" H x 17" D
- Double basin stainless steel sink with Moen Arbor single lever chrome faucet.
- 24"W x 35" H dishwasher space. Includes electrical and plumbing rough-in. Hook up not included. An additional 15 amp breaker may be included for convenience purposes. It is the clients responsibility to verify that the amperage of any provided breaker is suitable.
- Standard fridge opening of 37" W x 72" H with a dedicated electrical outlet, unless otherwise specified by the Buyer in writing at time of colour selection.
- 30"W opening for range with heavy duty receptacle. Unless otherwise specified in writing at time of colour selection.
- Plumbing fixtures (toilet, tub and sink) in bathrooms to be standard white.
- All powder rooms have pedestal sink and chrome faucet.
- Custom glass shower doors in all ensuite as per plan. Comes with acrylic base, tiled walls and chrome hardware and a built in corner accessory shelf.
- Mirolin one piece tub/shower stalls
- Stylish chrome Moen Eva single lever faucets provided in all bathrooms.
- Pressure balancing valves in all showers for your families safety.
- Water saving, low flush toilets.
- Shut-off valves for all toilet water lines.
- Under sink shut-off valves for all sinks.
- Mirrors in all finished bathrooms. Sizes determined by builder.
- Privacy locks on all bathroom doors.

LAUNDRY AREA

- Hot and cold taps for washer and drain all contained with-in a recessed wall box.
- Heavy duty wiring as well as an exhaust pipe for the clothes dryer.
- A single basin plastic laundry tub on legs with chrome faucet will be located in the basement.

PLUMBING & HEATING

- 200 amp. electrical service with breaker panel and copper wiring throughout. Electrical panel location determined by builder and electrical contractor.
- Electrical receptacles throughout as per to electrical code requirements.
- Programmable digital thermostat for optimum home comfort. Location determined by builder.
- White Decora style switch plates and receptacles throughout finished areas.
- Exterior weather-proof electrical receptacles at the front & rear of home, both of which are connected to a ground fault interrupt safety circuit.
- Minimum two electrical outlets in the garage, including ceiling outlet with a rough-in for a future garage door opener.
- Two electrical outlets in basement, one at the circuit breaker panel and second beside the water heater.
- Two Cat 6 ethernet cable rough-ins. Locations determined by Builder.
- Electronic door chime at front entry.
- Smoke detector in every bedroom and on each floor, including the basement. All are interconnected and include battery backup.
- Carbon monoxide detector installed on all bedroom levels as per OBC.
- Ceiling fixtures in the foyer, hallways, kitchen/breakfast room, over kitchen sink, dining room, living room, family room, upper hall & all bedrooms as per plan.

- Finished bathrooms have wall mounted light fixture above mirror.
- Each bathroom sink will have its own light fixture.
- Two exterior water taps with locations to be determined by the builder.
- High efficiency AFUE 96% forced air natural gas furnace
- High efficiency power vented 0.96 EF tankless natural gas rental water heater.
- Venmar (or equivalent) HRV, simplified system (sized to home)
- Furnace, rental hot water tank, and HRV location to be determined by heating or plumbing contractor at installation.
- All supply ductwork sealed.

ALSO INCLUDED

- Ductwork sized for future AC.
- Rough-in and receptacle for future automatic garage door opener(s).
- 2 piece basement bathroom rough-in.

BUILDER GUARANTEE

- Forest Park Homes Limited has built homes of the highest quality for over 20 years. The company is an excellent rated builder offering a complete and comprehensive Customer Service Program which includes:
- A detailed pre-delivery inspection with one of our experienced and knowledgeable Service Coordinators who will thoroughly explain the various systems built into your new home.
- A 7 year warranty on major structural defects.
- 2 year warranty on major systems, including heating, plumbing, electrical & the building envelope.
- 1 year comprehensive warranty.
- All construction will meet or exceed the specifications of the OBC.

GENERAL

- Presentation plans & model home may show optional features, which are not included in the base price.
- Material specifications & floor plans are subject to change without notice.
- All house renderings are artists' conceptions and all floor plans are approximate in dimension.
- The Seller reserves the right to reverse the floor plan on the property if needed.
- The Ontario New Home Warranty Program's enrollment fee is to be paid by the Buyer as an adjustment on closing.
- The purchaser acknowledges and agrees that the Purchaser is not relying upon any representation or warranty whatsoever arising out of any conversation with the Sales Representatives of the vendor, at any time, other than as expressed in writing in the Agreement of Purchase and Sale, the Colour Selections and Optional Extras Agreement, and this Quality Appointments Document. The Purchaser further acknowledges that this clause has specifically been drawn to the Purchaser's attention.
- Two storey plans will require bulkheads to distribute heating and plumbing to the second floor. Location and size determined by the Builder.
- With the Covid-19 pandemic and ongoing material shortages within the industry it is likely that substitutions to some of the items listed in this Specification Sheet will be needed. All substitutions will be of equal or greater quality than the original specification.
- Electrical Panel location will be determined by the builder and will either be in the basement or the garage.
- Basement and stairwell to basement to remain unfinished.

Subject to change without notice. E & O E.



THE ANNE

EXTERIOR UNIT

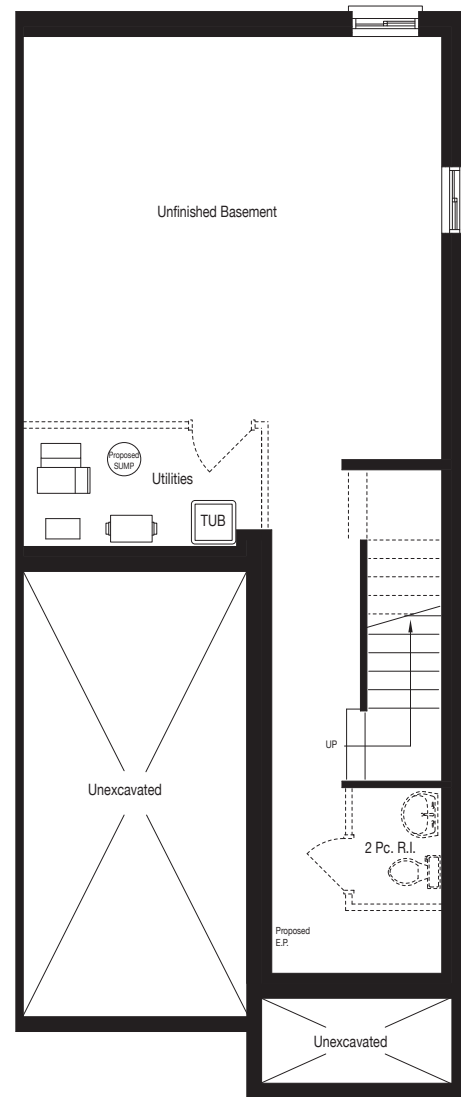
1599 sq.ft. | 3 bed | 2.5 bath
(DOES NOT INCLUDE 7 SQ.FT. OF O.T.B.)



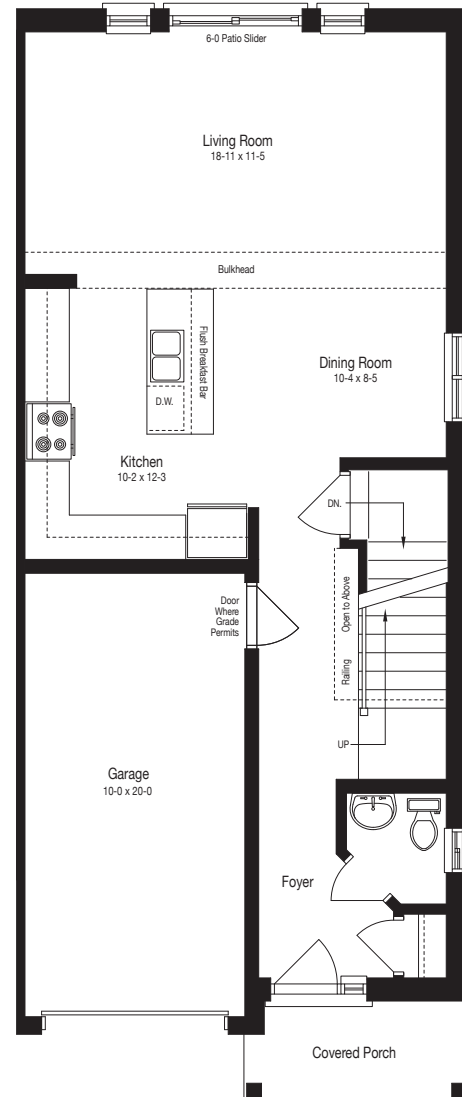
THE ANNE

INTERIOR UNIT

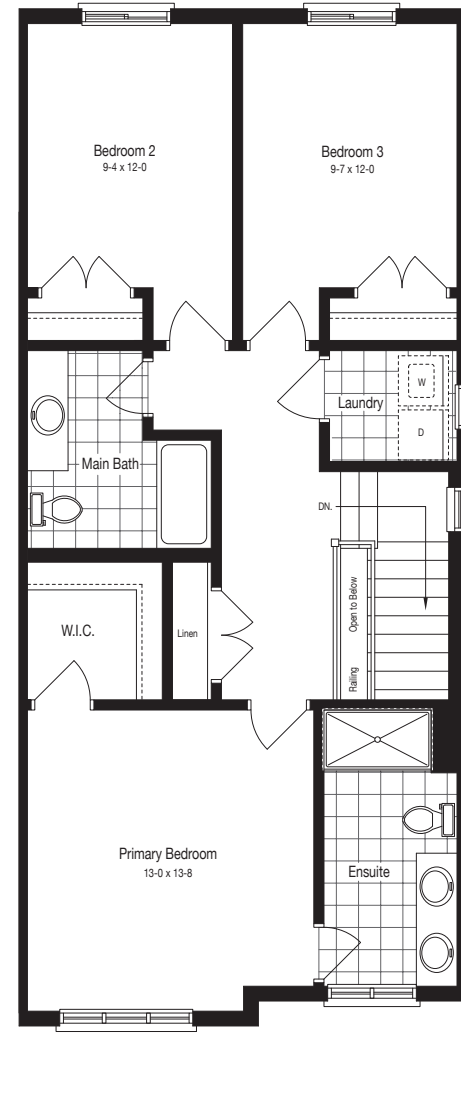
1585 sq.ft. | 3 bed | 2.5 bath
(DOES NOT INCLUDE 7 SQ.FT. OF O.T.B.)



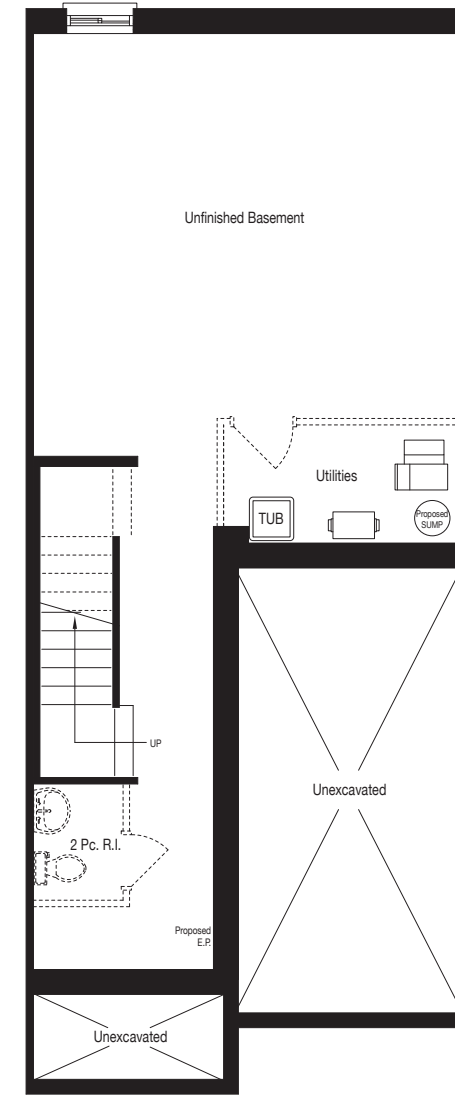
BASEMENT



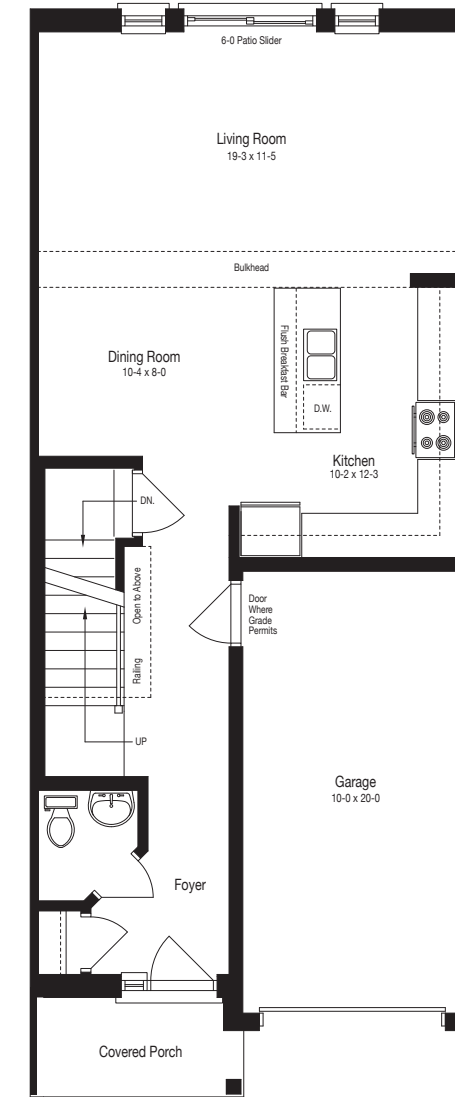
MAIN FLOOR



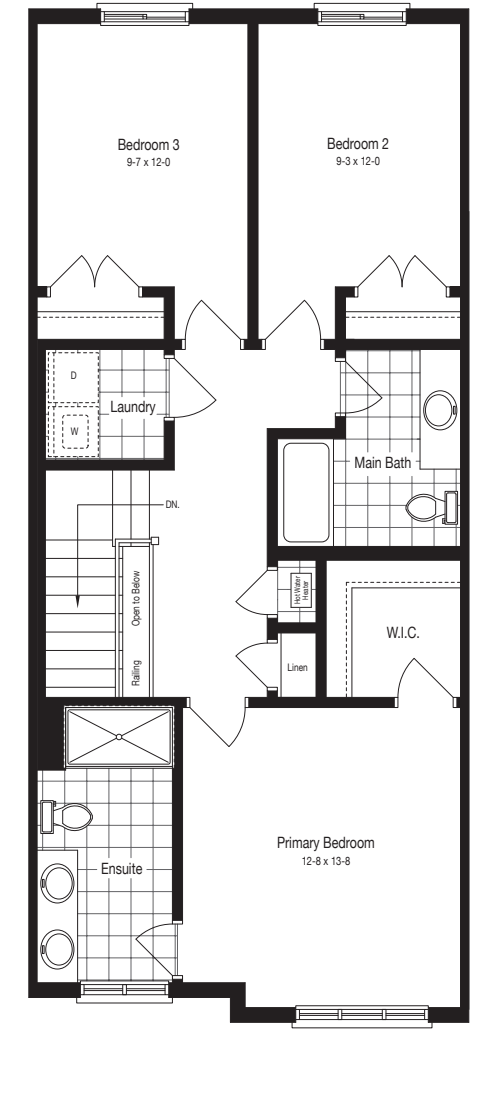
SECOND FLOOR



BASEMENT



MAIN FLOOR



SECOND FLOOR



THE WILLIAM

EXTERIOR UNIT

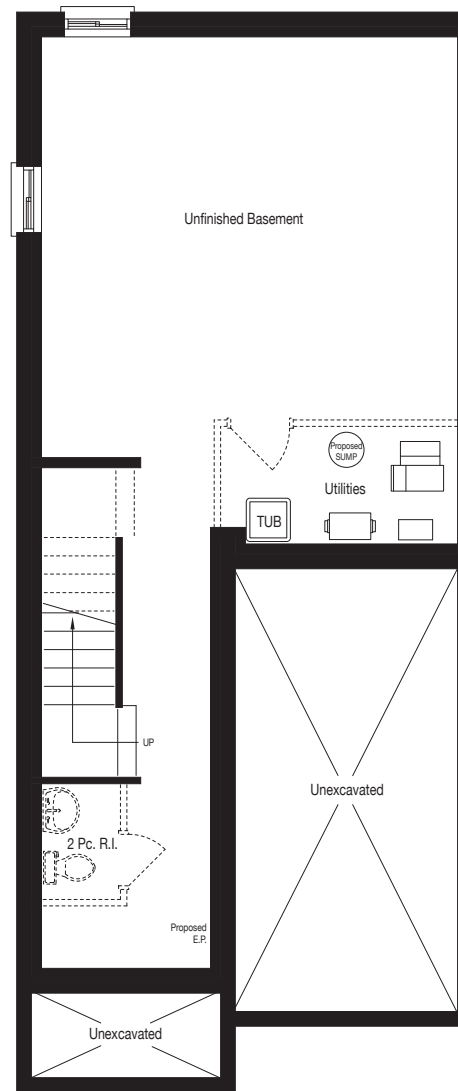
1599 sq.ft. | 3 bed | 2.5 bath
(DOES NOT INCLUDE 7 SQ.FT. OF O.T.B.)



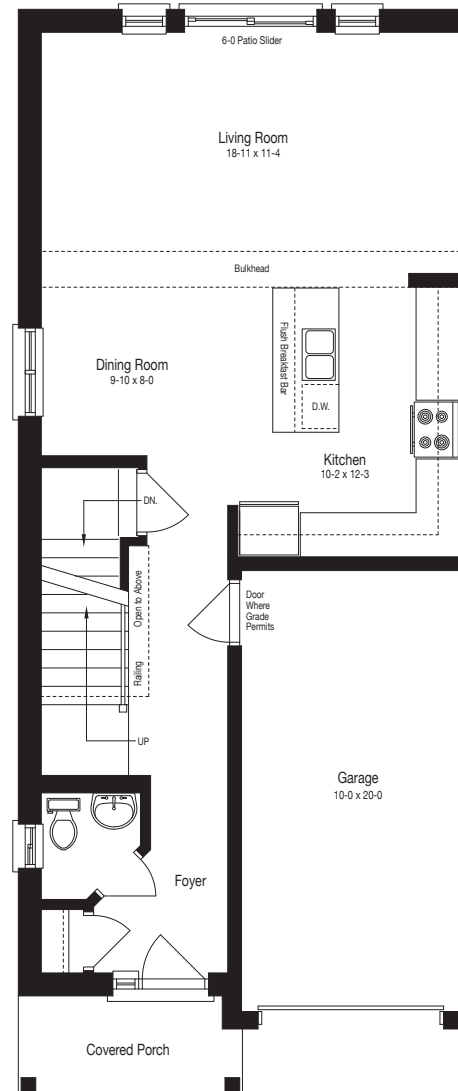
THE WILLIAM

INTERIOR UNIT

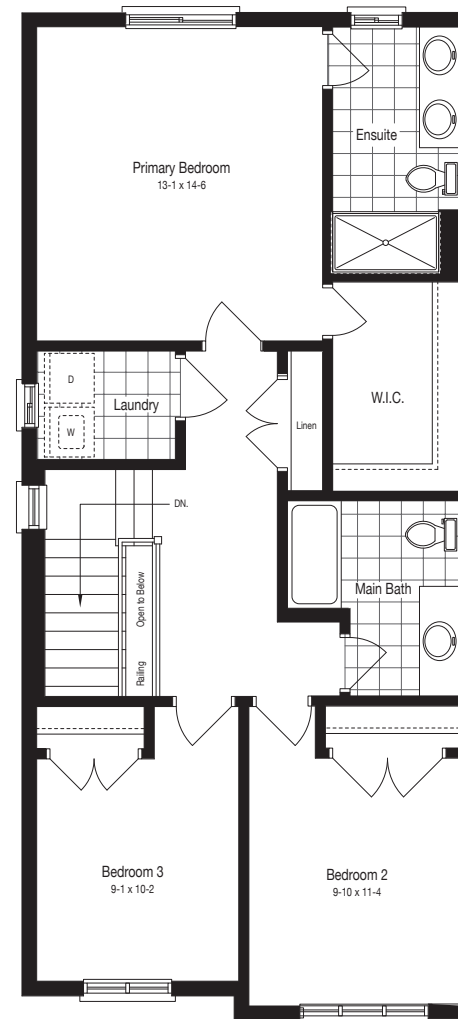
1585 sq.ft. | 3 bed | 2.5 bath
(DOES NOT INCLUDE 7 SQ.FT. OF O.T.B.)



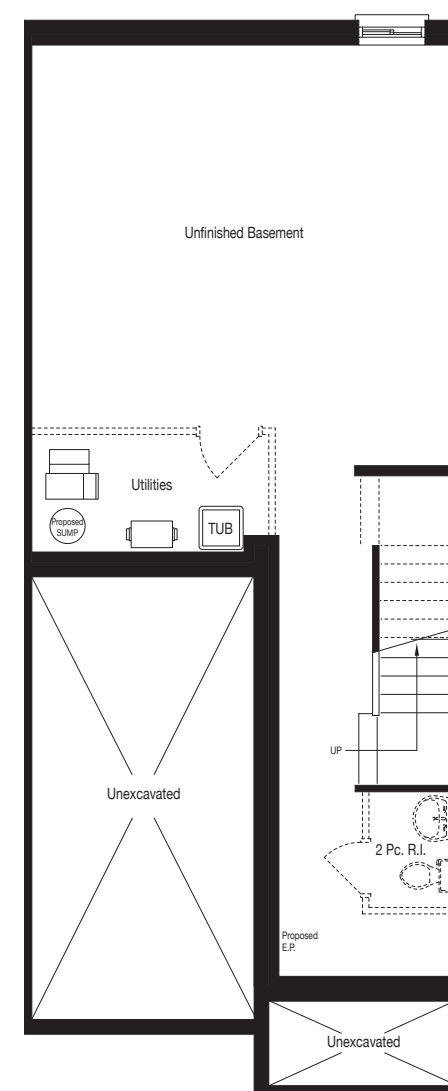
BASEMENT



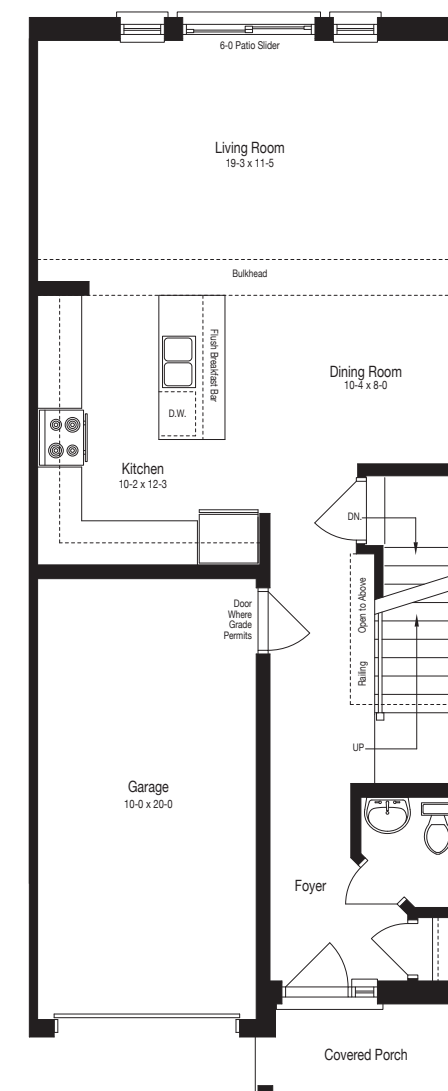
MAIN FLOOR



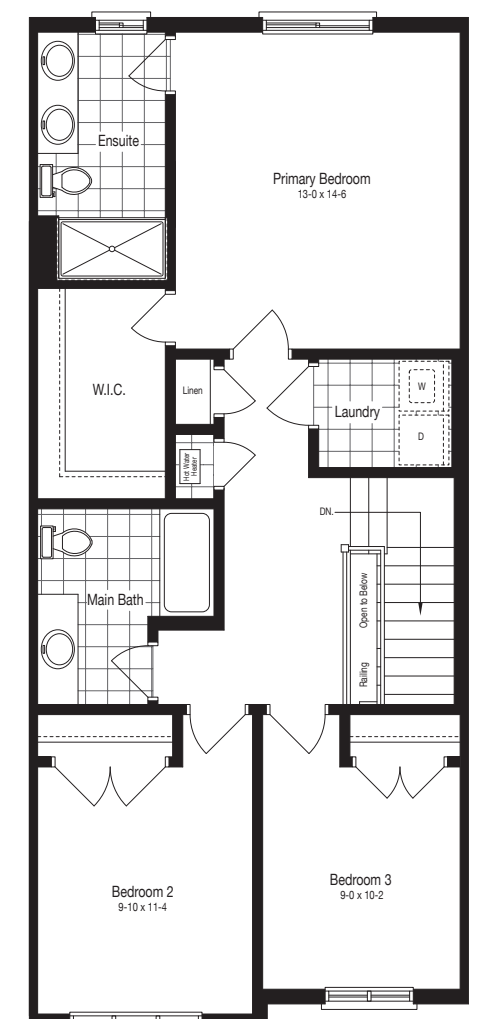
SECOND FLOOR



BASEMENT



MAIN FLOOR



SECOND FLOOR



THE JULIET

EXTERIOR UNIT

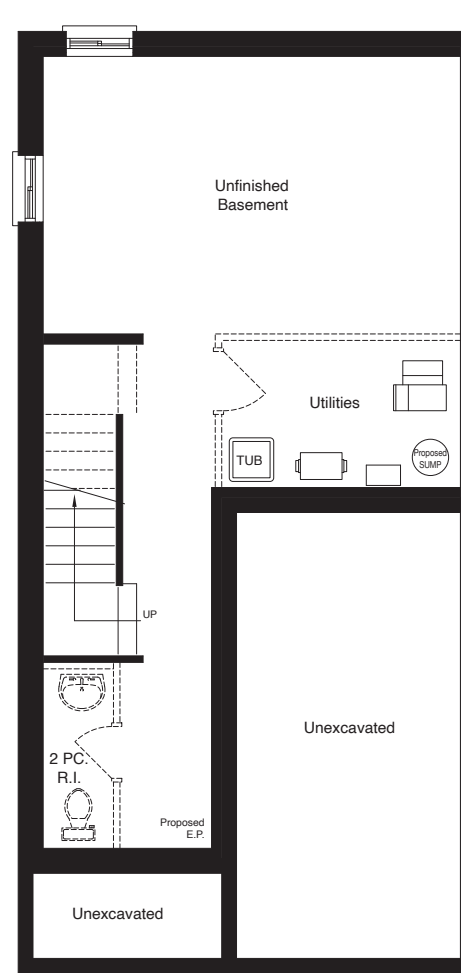
1407 sq.ft. | 3 bed | 2.5 bath
(DOES NOT INCLUDE 10 SQ.FT. OF O.T.B.)



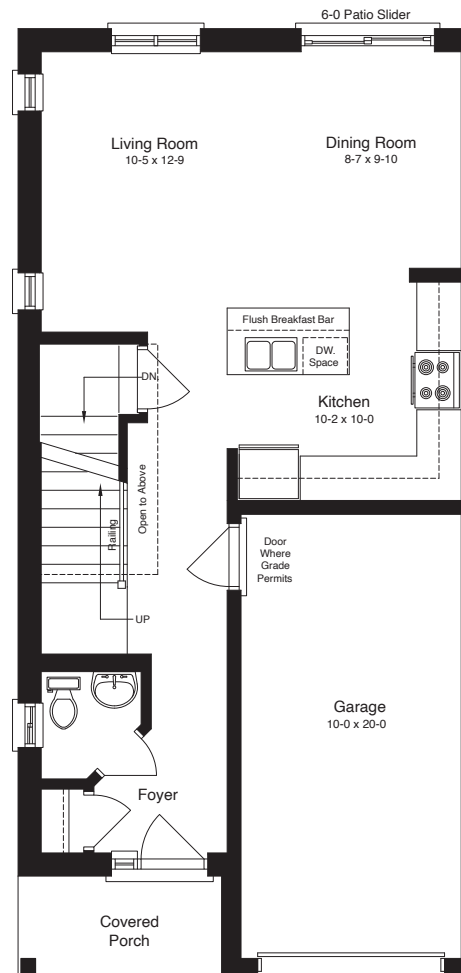
THE JULIET

INTERIOR UNIT

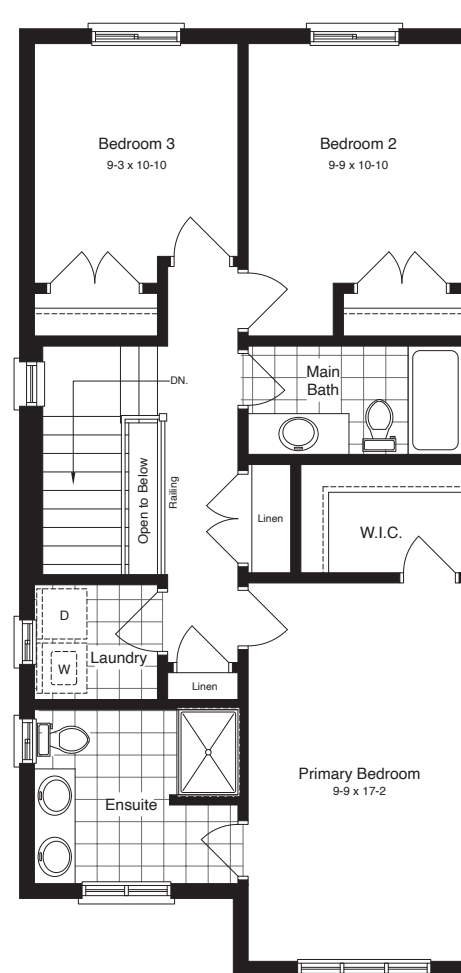
1395 sq.ft. | 3 bed | 2.5 bath
(DOES NOT INCLUDE 10 SQ.FT. OF O.T.B.)



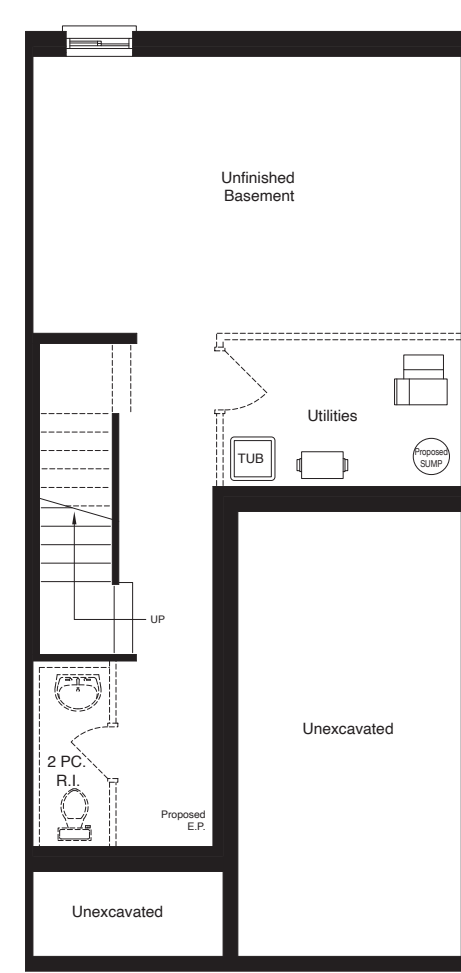
BASEMENT



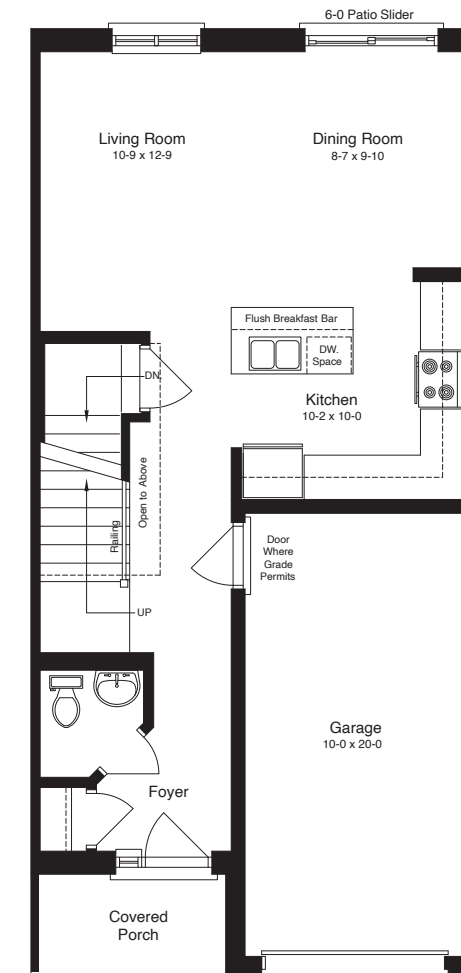
MAIN FLOOR



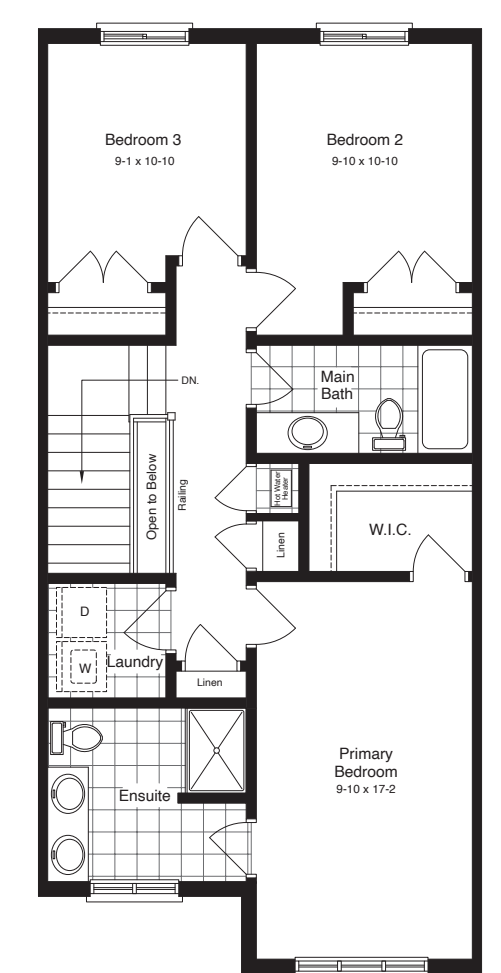
SECOND FLOOR



BASEMENT



MAIN FLOOR



SECOND FLOOR

A HISTORY OF HOME BUILDING EXCELLENCE.

Built around the principles of family values, Forest Park Homes has surrounded itself with a team that strives to go the extra mile for the families they create homes for.

Photo is from another Forest Park project and may not be representative of standards or finishes offered at Coventry.



Forest Park Homes is a company built around family values with a reputation of integrity and honesty. We believe that the community you live in is as important as the homes within it and take immense pride in creating welcoming environments with modern amenities that families can grow in and proudly call home.

With over 20 years of experience, our award winning company is ready to build your new home. We have been building neighbourhoods in Waterloo, Kitchener, Fonthill, Woodstock, Baden, New Hamburg, Ayr and London and now provide you a new opportunity to enjoy our craftsmanship here at Coventry in Stratford.

LEARN MORE AT: [FORESTPARKHOMES.CA](https://www.forestparkhomes.ca)

livecoventry.ca

For Sales Information & Inquiries:

France Morschauser
Sales Representative

Email: france@forestpark.ca Office: 226-642-0777

Brokers Protected



FOREST PARK HOMES
DISTINCTIVE FAMILY HOMES