



LACKNER RIDGE
—TOWNHOMES—



Discover life on the Ridge

Welcome to The Townhomes at Lackner Ridge, a sophisticated community nestled between the vibrant city of Kitchener and the stunning natural landscape of the ridge. Here, you can enjoy the best of both worlds: breathtaking hiking trails, scenic views, and a lively community packed with amenities, fantastic restaurants and a city rich in culture.

Savour every moment. Whether you're unwinding outdoors in the natural greenspace, admiring the views, or hosting a dinner party in your open concept living spaces, your new home will be sure to fill you with joy. Choose from a variety of thoughtfully designed floorplans, offering modern layouts, stylish designs, and luxurious finishes.

The Townhomes at Lackner Ridge provide a luxurious and hassle-free living experience.

timberlofts



COVERED

An exceptional lifestyle

Experience a sought-after lifestyle of luxury, exceptional amenities, and nature's finest offerings. Your townhome will embody refinement, craftsmanship and meticulous attention to detail. Choose from spacious floorplans that feature functional floorplans and open-concept living areas, all within a thoughtfully designed community.

Beautiful exteriors of contrasting neutral shades, spacious balconies and unique rooflines are perfectly paired with an interior design that offers well thought-out spaces, large picture windows and elegant primary suites.



All drawings are Artist's concepts only and may vary slightly from the final product. E & O.E.



Art

Room to live, work and play

The Townhomes at Lackner Ridge has been crafted for homeowners to truly love where they live. A mix of exceptional outdoor living spaces, combined with luxurious interiors that make The Townhomes at Lackner Ridge such an incredible place to call home.

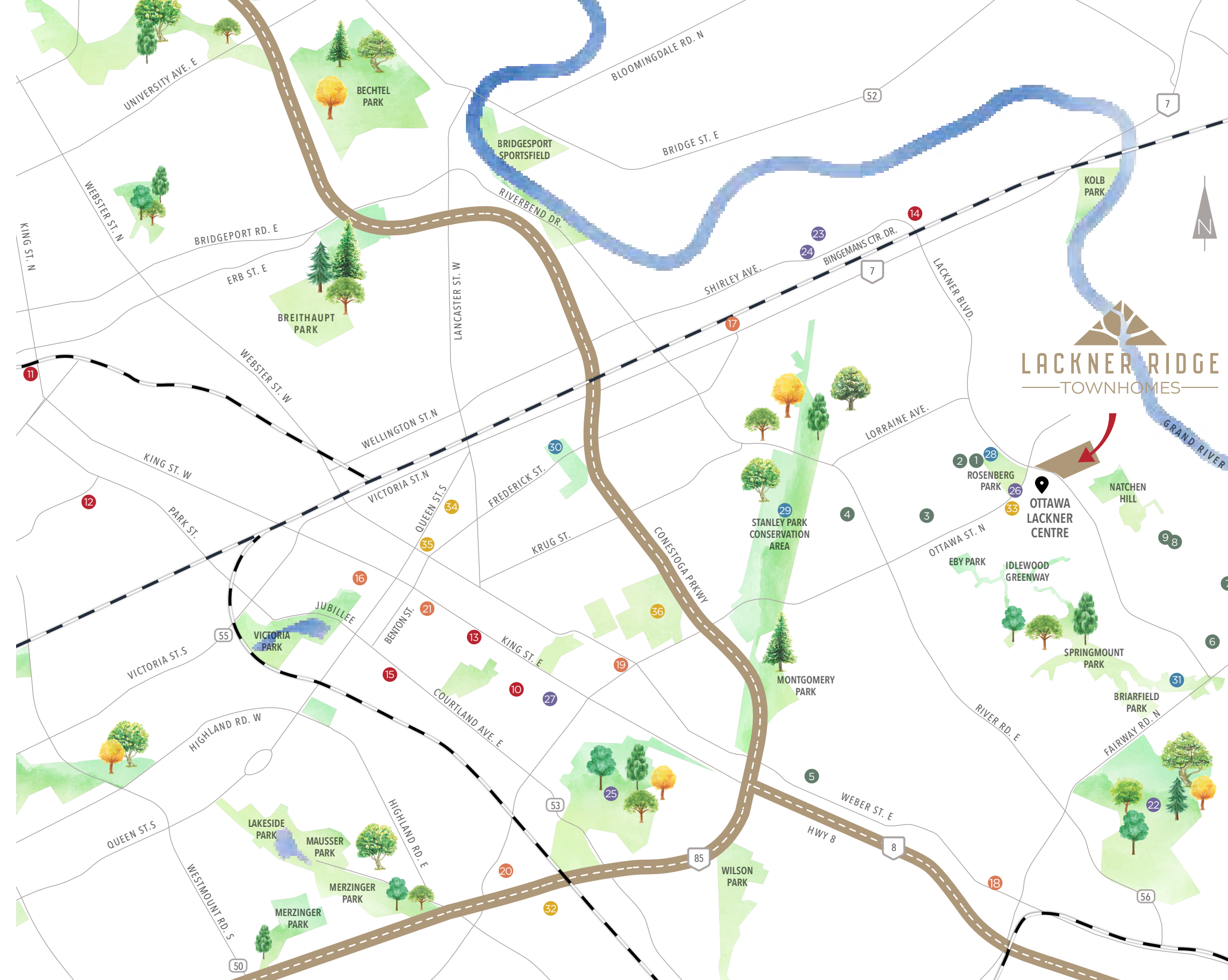
Sit outside and enjoy your morning coffee on cosy balconies made for watching the sunrise over the Ridge.

QTOX

Where city and nature meet

Life at The Townhomes at Lackner Ridge offers exceptional convenience with easy access to all the exciting amenities and opportunities Kitchener has to offer while also being at the gateway to the Ridge, where you'll discover breathtaking nature in every season.

From craft breweries to casual dining to coffee shops and shopping, The Townhomes at Lackner Ridge is in a community you'll revel in. With easy access to trails, nature and greenspaces, as well as all the modern conveniences you could want, life in Kitchener is both effortless, luxurious and adventurous!



HEAD OF THE CLASS

1. Rosemount School
2. Grand River Collegiate Institute
3. Crestview Public School
4. Stanley Park Senior Public School
5. Sunnyside Public School
6. Chicopee Hills Public School
7. St John Paul II School
8. Lackner Woods Child Care
9. Lackner Woods Public School

CRAFT BREWERIES

10. The Pub on King
11. Beertown Public House Waterloo
12. Arabella Park Beer Bar
13. Shortfinger Brewing Company
14. Waterloo Brewing Taphouse
15. TWB Brewing Company

A NIGHT OUT

16. 271West Restaurant
17. America Latina
18. The Lancaster Smokehouse
19. StrykerZ Kitchen & Bar
20. Concordia Club
21. Jayalakshmi South Indian Cuisine

TIME TO PLAY

22. Chicopee Ski Resort
23. Kingpin Bowlounge
24. Flag Raiders Outdoor Paintball
25. Rockway Golf Club
26. Grand River Recreation Complex
27. Grand River Rocks Kitchener

PARKS A PLENTY

28. Rosenberg Park
29. Stanley Park Conservation Area
30. Tecumseh Park
31. Casey Park

A DAY OUT

32. Kitchener Memorial Auditorium
33. K-W Musical Productions
34. Centre in the Square
35. The Registry Theatre
36. Schneider Haus National Historic Site



Joy.

A beautiful lifestyle

Find joy all around you at The Townhomes at Lackner Ridge. Entertain family and friends in a home you love. Experience the beauty of nature's ever-changing seasons, from vibrant foliage along the ridge to snow-covered trees and blossoming buds. Enjoy front-row seats to breathtaking views that will captivate you throughout the year.

Inside your home, you'll find a welcoming and expansive space perfect for family gatherings, hosting dinner parties, and creating memories. Embrace a life filled with joy at your new home in Lackner Ridge.

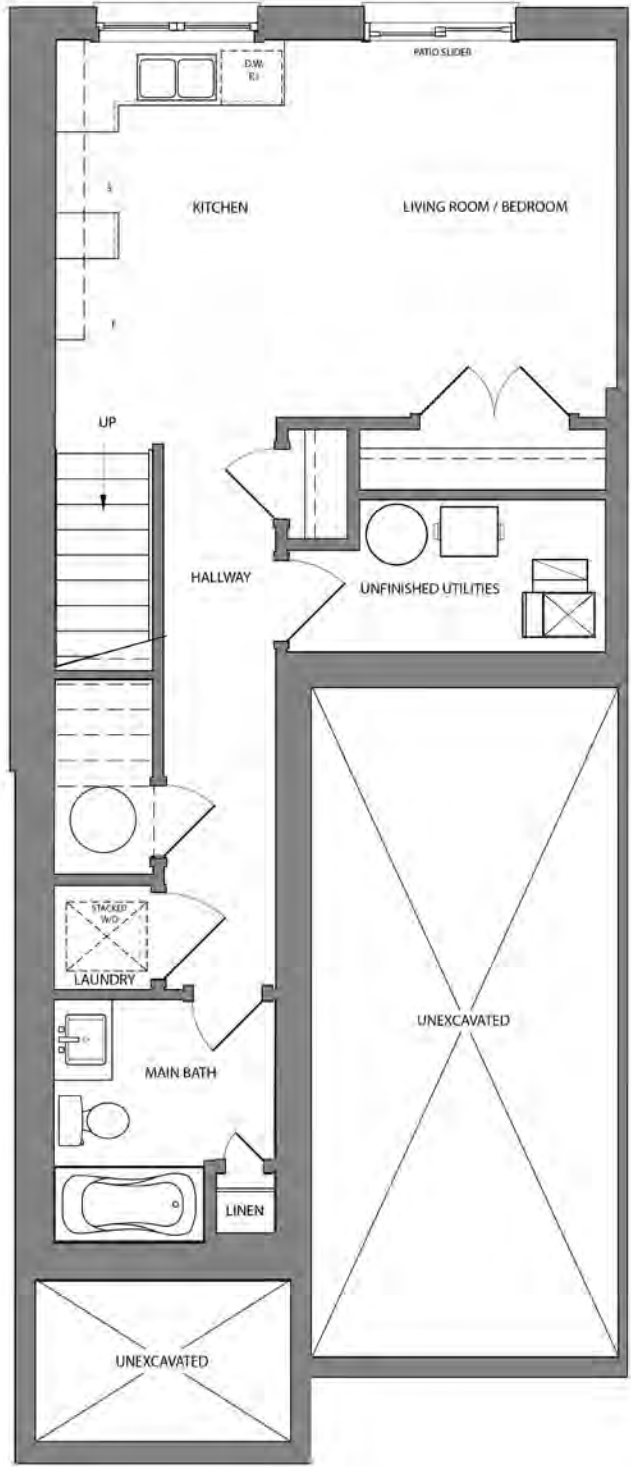
THE DALE

LOWER LEVEL UNIT INTERIOR 545* SQ. FT	UPPER LEVEL UNIT INTERIOR 1,456* SQ. FT
LOWER LEVEL UNIT EXTERIOR 575* SQ. FT	UPPER LEVEL UNIT EXTERIOR 1,510* SQ. FT
STUDIO 1 BATH	3 BEDROOM 2 BATHS

*FINISHED BASEMENT AREA

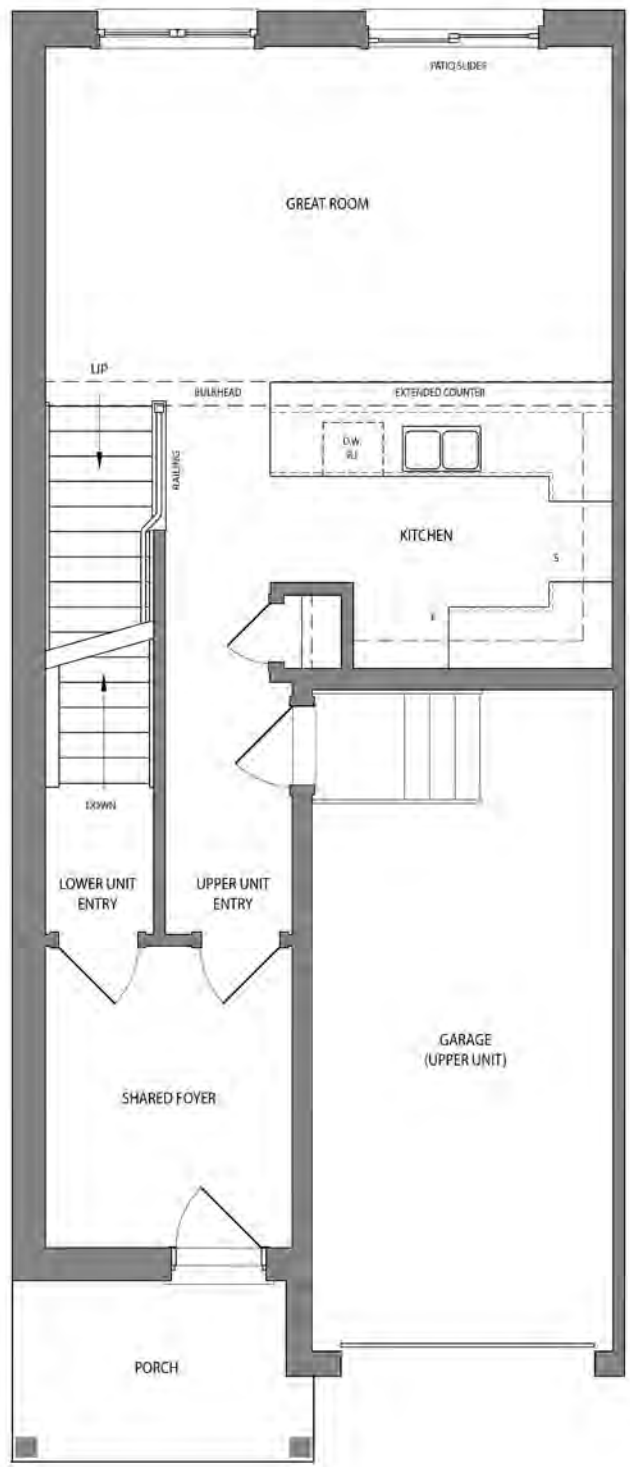
*MAIN AND SECOND FLOOR AREA

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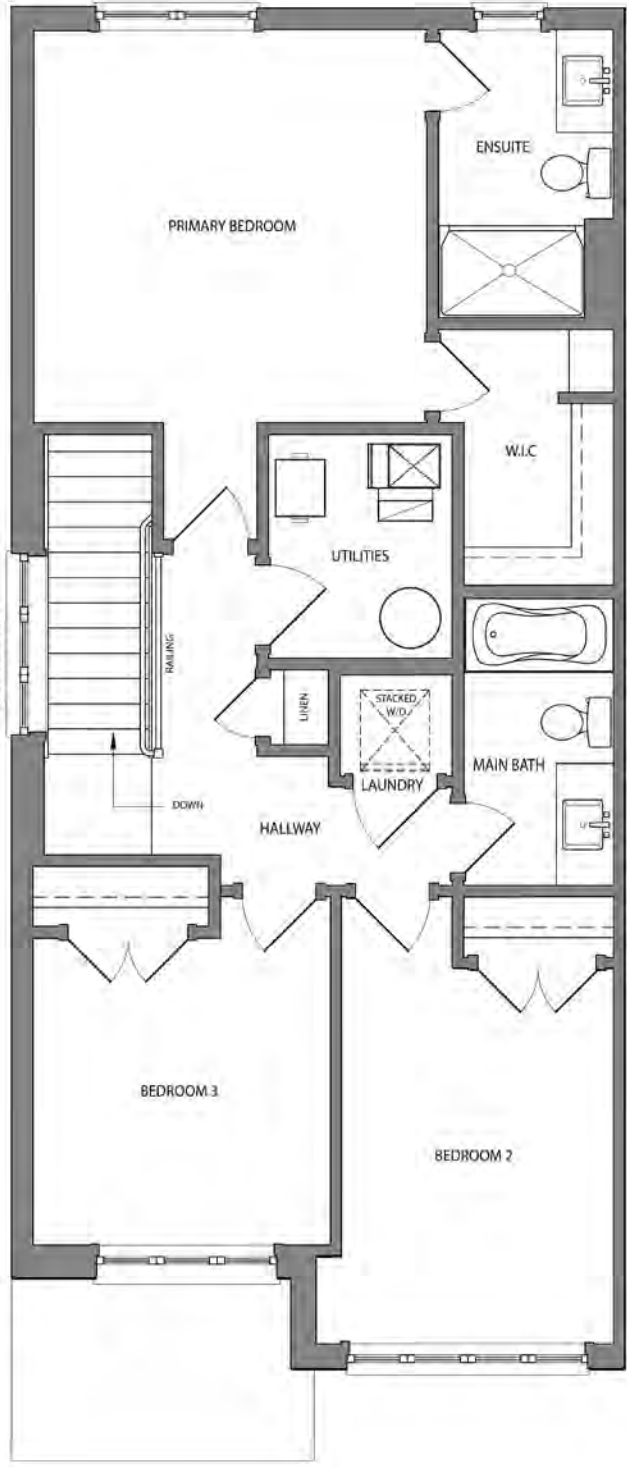


Basement

lower level unit



Main Floor



Second Floor

upper level unit

THE BROOK

LOWER LEVEL
UNIT INTERIOR
750* SQ. FT

LOWER LEVEL
UNIT EXTERIOR
780* SQ. FT

1 BEDROOM
1 BATH

*FINISHED BASEMENT AREA

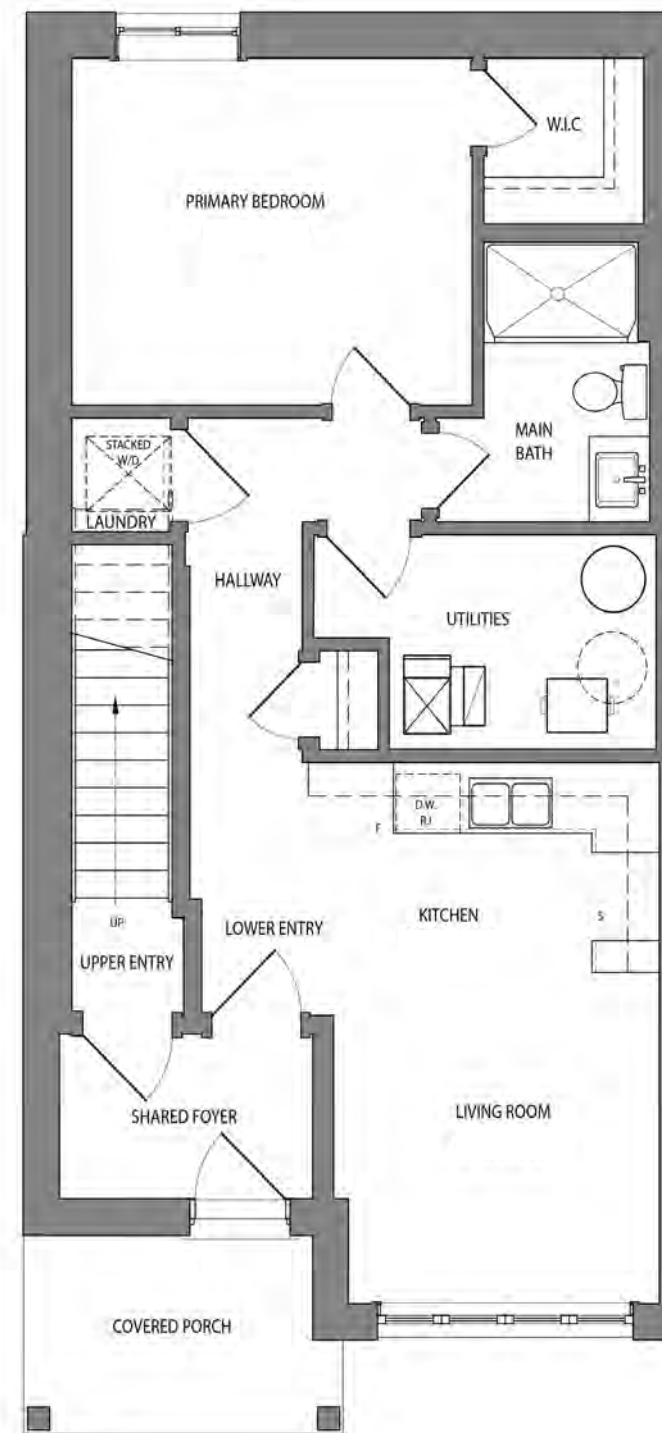
UPPER LEVEL
UNIT INTERIOR
1,496* SQ. FT

UPPER LEVEL
UNIT EXTERIOR
1,545* SQ. FT

3 - 4 BEDROOM
2.5 BATHS

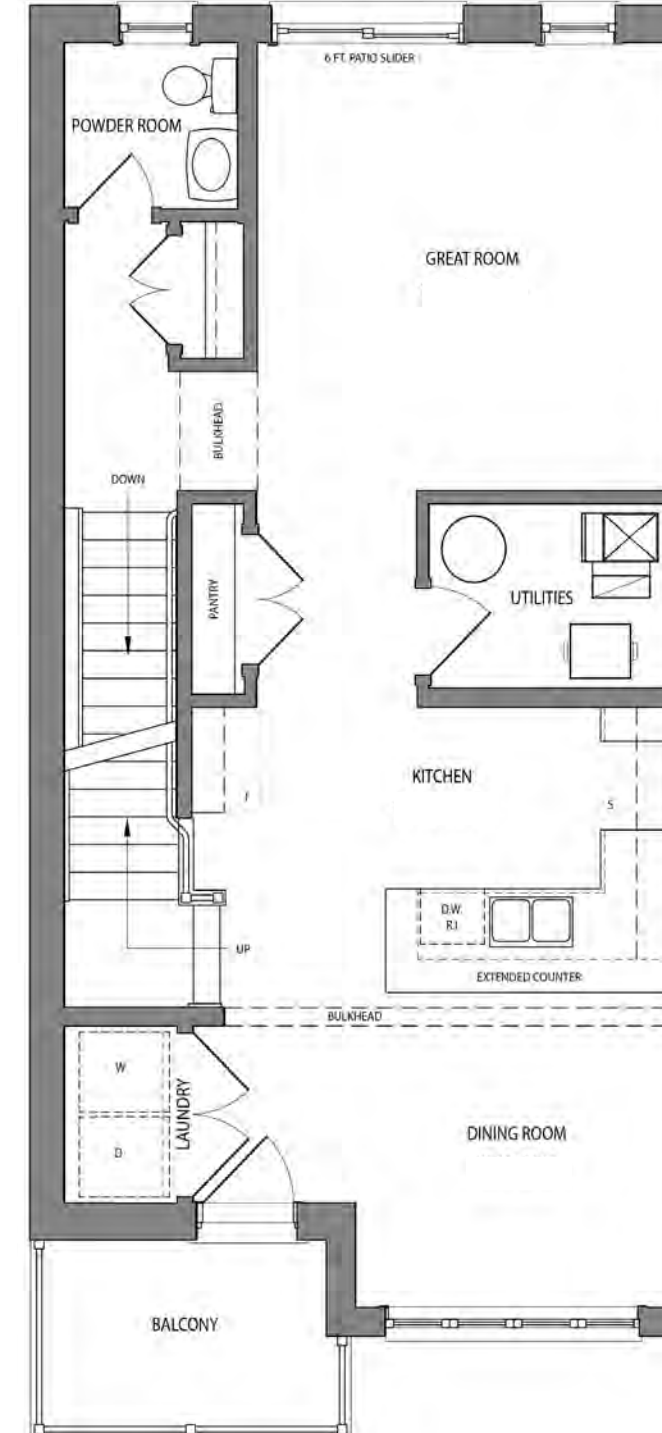
*MAIN AND SECOND FLOOR
AREA

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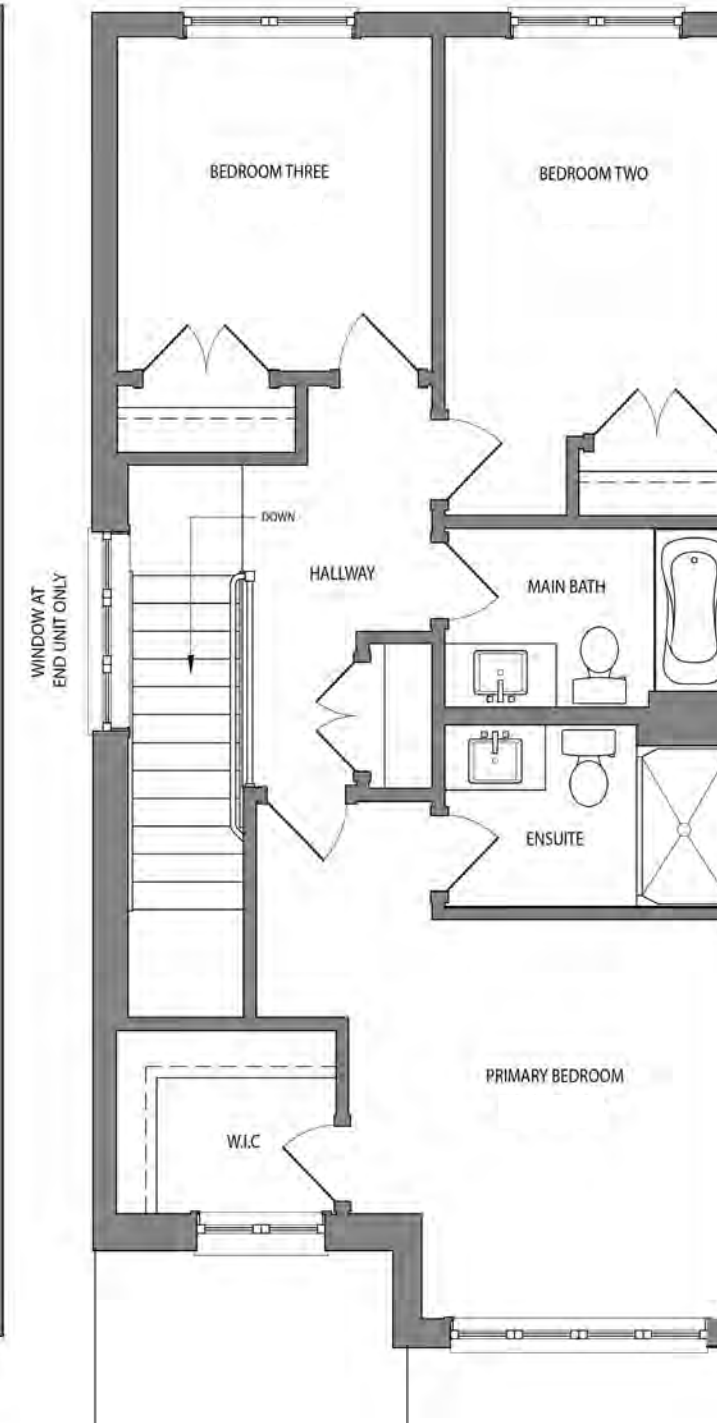


Basement

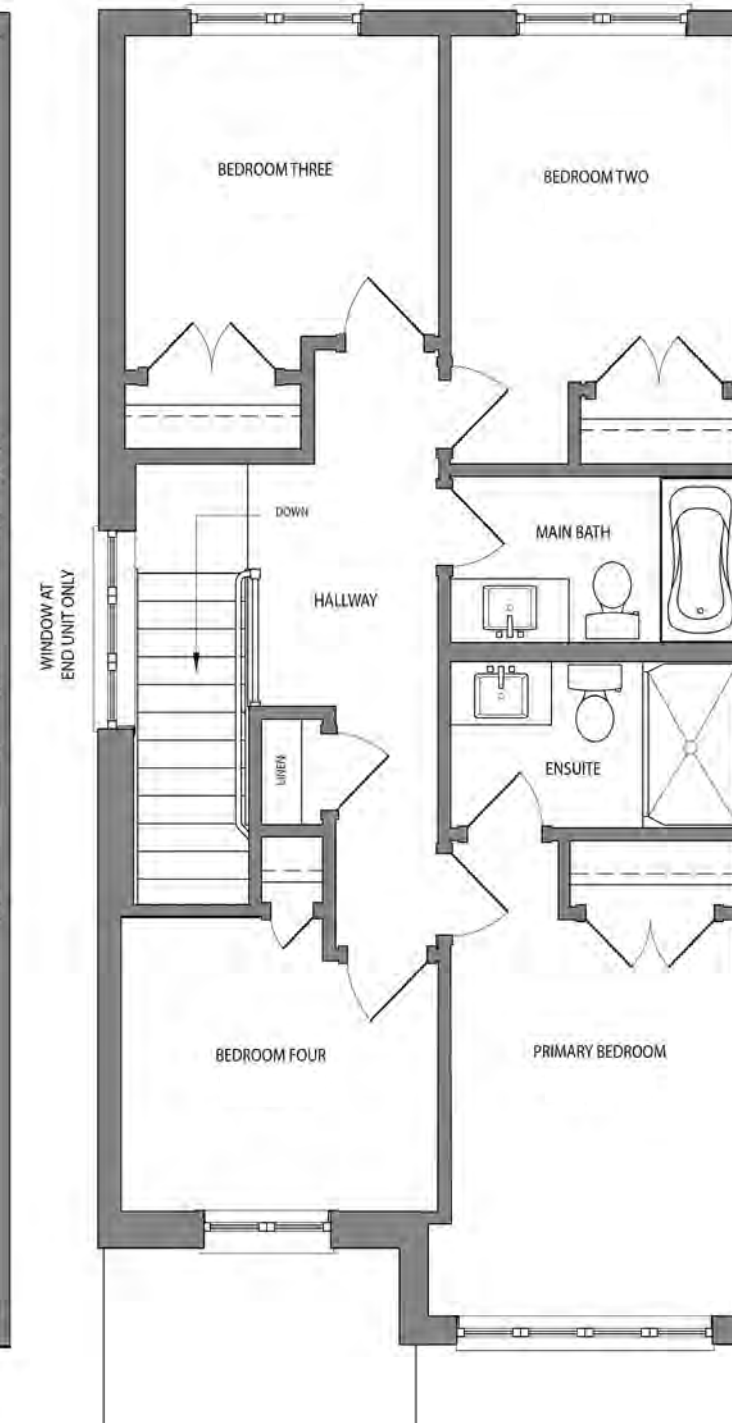
lower level unit



Main Floor



Standard 3 Bedroom Plan



Optional 4 Bedroom Plan

upper level unit

REID^S HERITAGE
HOMES

CALIBREX
DEVELOPMENTS

Exterior finishes

A Beautiful Home, Right From the Start.

Your home comes with a carefully curated selection of features, finishes, and details included in the base purchase price. From the essentials to the finishing touches, each selection has been thoughtfully chosen to create a home that feels complete from the start.

Warranty

- All Homes are warranted by Tarion with 7-year coverage against major structural defects in accordance with the “Ontario New Home Warranties Plan Act” specifications.

Appliances

- Vendor’s line stainless steel appliance package including fridge, OTR microwave, stove and dishwasher
- Washer and Dryer in White as per plan

Rough-Ins

- Rough-in for CAT 6E telephone line to a maximum of 2 locations
- Rough in for future garage door opener as per plan

Mechanical

- Programmable thermostat
- Exhaust fans in Baths and Laundry areas vented to exterior as per plan

- Hot Water Heater, furnace/air handler, heat pump and ERV to be a rental

Electrical

- LED light bulbs in all compatible fixtures
- Quality electrical light fixtures, Decora light switches and receptacles
- Electrical panel as per Ontario Building code
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code)

Doors and Windows

- Low maintenance vinyl clad exterior windows with low E argon double-glazed glass
- Sliding, insulated Low E argon glass patio doors as indicated
- Screens on all operating windows and sliding doors
- Steel insulated front entry door and garage entry door as per plan
- Overhead garage door as per plan, where applicable

Millwork

- Contemporary Kitchen Cabinetry and complimentary Bathroom vanities as per plan
- Solid surface quartz countertops throughout to be selected from Vendor’s standard samples

Interior Trim/Hardware

- Vanity mirrors in all Bathrooms
- Brushed Nickel interior door levers, privacy sets on Bathrooms
- Grip set on front exterior door
- Flat stock 5-inch base board and 2 ¾-inch casing
- Wire shelving in all closets

Painting

- All finished trim and doors to be painted
- California knock-down ceiling finish throughout except Laundry, small closets, mechanical and Bathroom locations
- Walls to be painted white (1 coat primer, 2 finish coats)

Flooring

- Tongue and groove subfloors, nailed and screwed to floor joists
- Laminate flooring in Foyer, Bathrooms, Great Room, Dining and Kitchen (as per plan) from Vendor samples
- Plush carpet in Bedrooms as per plan
- All stairs in finished areas to be carpet

Insulation & Drywall

- House fully insulated to building code standards
- Garage drywalled and taped (one coat) as per plan

Miscellaneous

- 9’ ceilings on main floor except at bulkhead and dropped ceiling location
- Pressure treated wood deck (walk outs only)
- All ducting to be cleaned upon completion
- Installation of all underground utilities are fully paid for by the developer.
- Due to City or Hydro service locations, the driveway location is pre-determined

Rental Equipment

Rentals-“By entering into this Agreement of Purchase and Sale, the Buyer acknowledges and agrees that (i) the water heater (ii) Furnace/ Air Handler (iii) Heat pump (iv) ERV to be installed in the home will be a rental units, rented by the Buyer from Enercare Home and Commercial Services Limited Partnership (“Enercare”) pursuant to a rental contract with Enercare, and (ii) by entering into this Agreement of Purchase and Sale, the Buyer does hereby enter into a rental agreement with Enercare on the terms and conditions described in the information contained in a schedule to this Agreement of Purchase and Sale. The buyer further acknowledges and agrees the buyer’s personal information, including this agreement purchase and sale, may be disclosed to Enercare and consents to such disclosure and Enercare’s collection and use of such personal information”.



From



Your Dream is Our Mission. Welcome Home.

When you purchase a home from Reid's Heritage Homes you can feel assured that we will deliver the very highest level of design, construction and customer service. This has been demonstrated throughout our 45+ year history and underlines what the word "heritage" means to us: treating customers with kindness, respect and compassion throughout the home purchase and building process.

At Reid's Heritage Homes, we don't just build communities, we are one. We strive to create a highly inclusive and supportive work environment for our team members and to extend this inclusivity and support to our purchasers. We recognize that when people buy a new home they have hopes of becoming connected to a community where they will be warmly welcomed. We feel that sense of community should begin with us.

Our craftsmanship, quality and customer care starts with the very first design concept and goes all the way through to every single tradesperson and supplier who walks through the door. We believe there is much more to buying a new home than just handing over a set of keys. There is a process of communication, understanding and caring that is very individualized and can only be delivered by a first-class Customer Experience Team. As such, our Customer Experience Team works closely with purchasers to keep them fully informed every step of the way.

Buying a new home is an exciting time, a once-in-a-lifetime experience for many people. The Reid's Heritage Homes promise is to guide you through your home buying experience with kindness, respect and compassion.



Excellence is our only goal

Excellence is never an accident – rather, it is the result of high intention, sincere effort, intelligent direction, skillful execution and the vision to see obstacles as opportunities.

At CalibreX Developments, we've spent the past 20 years striving for excellence. And no matter how many times we've achieved it, it always remains our goal. As a young-thinking, vertically integrated development company, our executive team is dedicated to finding the best ideas and the best way of doing things, with every new project undertaken.

It is our commitment to excellence that satisfies the most demanding of our home buying

customers, just as it has with the many hundreds of high quality homes that the company principals have been instrumental in creating over the past two decades.

It is excellence that satisfies our own dreams as designers and builders. It excites us and it inspires us with the pride that we put into our workmanship, in each and every home that we build across Ontario.

If you want the best for your family, and you want a home that fulfills your every dream, then you want the excellence that comes with choosing CalibreX as your builder.



