



This is an artist's concept and may be subject to change without notice



Here at Elliott Sage, we are excited to announce that we will soon be breaking ground on Town Hill Place, elegant condominium town homes at 4 Bridge Street, Picton.

The quality and elegance is evident throughout the design of this heritage inspired building. Our designers have incorporated many fine architectural details into seven full featured 2 and 3 bedroom units, reflecting Prince Edward County's rich heritage.

We have also incorporated state of the art 'green' building technology, and the entire project features sustainable, low maintenance construction and alternative energy technologies.

Peter Sage

President

Elliott Sage Design & Construction

ELLIOTT SAGE

DESIGN & CONSTRUCTION

BUILDING QUALITY & TRUST SINCE 1989



'Elegant Townhome Living'

FEATURES

Introducing **'Town Hill Place'** luxury townhomes with heritage inspired architecture located at 4 Bridge Street, Picton and within walking distance to:

Dockage and Water Access



*Fine Dining, Theatre, Library, Post Office, Groceries & Shopping
Also close to Medical Facilities, Major Banks, Pharmacies,
Churches, Book Stores & Many Specialty Shops*



Short Driving Distance From:

*Wineries, Cookery Schools, Golf Courses, Art Studios,
Beaches, Spa Facilities, Walking & Hiking Trails,
Road-Side Farm Stands*



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KITCHEN DESIGN

4 Bridge Street, Picton



Designed with the gourmand in mind, this beautiful kitchen will inspire the chef in you! Premium appliances throughout accent this custom built Deslaurier kitchen. As well, premium appliances are outfitted in the top floor laundry room.



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'Elegant Townhome Living'

INTERIOR FEATURES

Total of 1,675 square feet of living space on three floors plus 385 Sq.ft. basement and 333 Sq.ft. garage areas

◆
Ground floor home office/media room or third bedroom with courtyard access
Ground floor 3 piece bath complete with linen closet

◆
Arts and Crafts-style hardwood staircase from ground floor through to top floor
9-foot ceilings on main and ground floors, vaulted ceilings on top floor
Smooth ceilings throughout
Arts and Crafts inspired mouldings throughout
Solid core interior doors except closets
Single lever (oil rubbed bronze finish) interior door hardware

◆
Custom kitchen cabinetry by Deslaurier including light valances, crown mouldings, pots and pans drawers, cutlery drawers, full-depth cabinet over refrigerator, broom cabinet
Centre kitchen island complete with bar-style sink and breakfast bar. Optional pantry cupboard available.
Strategically placed recessed lighting including under cabinet kitchen lighting

◆
Custom wood bath cabinetry by Deslaurier where required
Granite surfacing throughout
Premium appliances including refrigerator with bottom freezer, slide-in range, microwave oven, dishwasher, stacking washer/dryer unit, and rangehood
Premium faucets and fixtures throughout
All toilets at comfort height with elongated bowl
Central vacuum system

◆
Individual monitored security system in each unit with an optional entry camera
Powder room & Linen closet on Main floor

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'Elegant Townhome Living'

INTERIOR FEATURES *Continued. . .*

Choice of ceramic tiles in entrance, office/den, kitchen, bathrooms, and laundry
Choice of engineered hardwood flooring in living room and dining room areas as per builders samples
Choice of premium carpet in master bedroom and guest room as per builders samples



Gas fireplace in Living Room complete with Mantle and Hearth
Optional gas fireplace in master bedroom



Master bedroom complete with Juliet balcony
5 pc. master bath includes a separate soaker tub and ceramic shower with glass doors



Guest bedroom complete with 4 pc. bath
Laundry facilities & linen closet on top floor
Optional Closet organizers



Optional individual personal elevator serving all levels



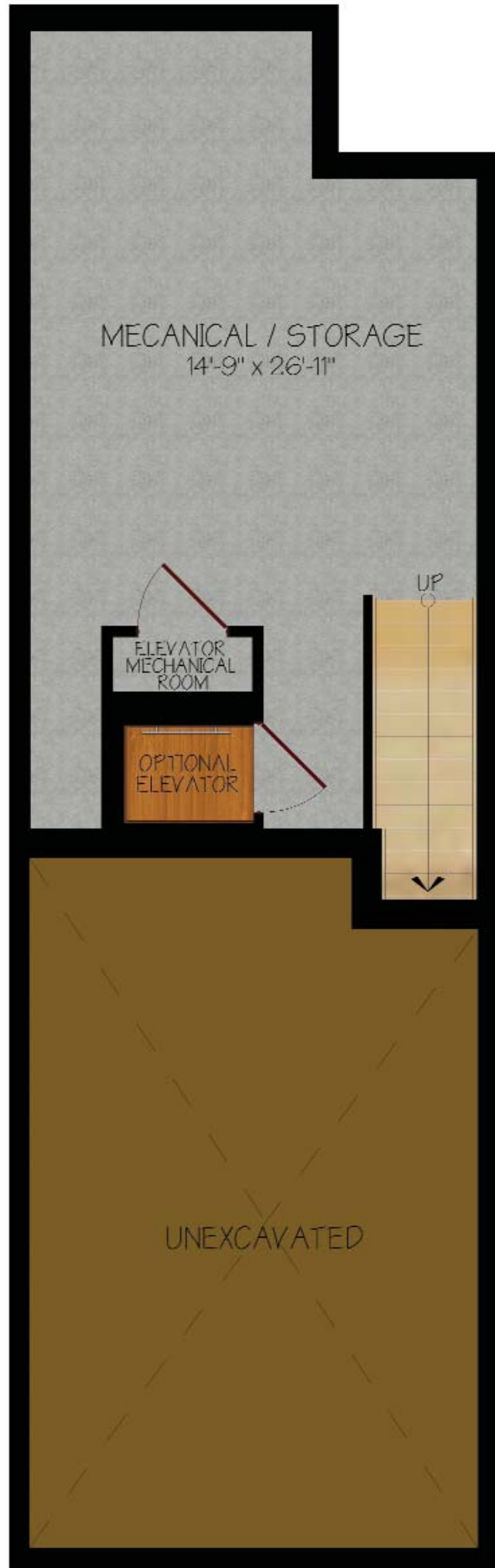
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BASEMENT FLOOR PLAN

4 Bridge Street, Picton



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GROUND FLOOR PLAN

4 Bridge Street, Picton



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MAIN FLOOR PLAN

4 Bridge Street, Picton



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TOP FLOOR PLAN

4 Bridge Street, Picton



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'Elegant Townhome Living'

EXTERIOR FEATURES

Heritage-inspired Architecture
Maintenance-free Stone, Brick and Wood Exterior

◆
Front balcony off Kitchen
Private covered rear balcony off Living Room
Main Floor Balcony floor is finished in maintenance free "Duradek"
Pre-finished Aluminum railings on all balconies

◆
Illuminated front courtyard with tumbled pavers complete with stone wall
and wrought iron railings as per plans
Gardens and walkways by The Scott Wentworth Landscape Group Ltd.
30-year premium asphalt shingles

◆
Energy-efficient, low E/argon gas filled wood casement windows with
exterior aluminum cladding and simulated divided light grilles as per plans.
Energy efficient aluminum-clad exterior patio sliding doors with transom windows as per plans
Energy efficient aluminum-clad exterior glass garden door with transom windows as per plans
Energy efficient Insulated Steel Executive-style exterior front door

◆
Oil-rubbed bronze exterior front door gripset hardware
Oversized 8'x 8' insulated steel garage door includes remote electric door opener
Hot & cold water hose connections located in each garage
Off-street paved visitor parking

◆
Heritage-inspired exterior lighting fixtures
Exterior electrical outlets located at front and rear of each unit

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FRONT ELEVATION

4 Bridge Street, Picton



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Right Side Elevation



REAR ELEVATION

4 Bridge Street, Picton



Left Side Elevation

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CONSTRUCTION FEATURES

12" poured concrete foundation walls
R-26 "Arxx" - ICF Insulated poured concrete exterior walls
R-26 "Arxx" - ICF Insulated poured concrete party walls on all main levels



R-50 attic insulation
"Insul-Deck" poured concrete floor structures



100 amp electrical service in each unit



Solar supplemented, (individually room controlled) hot water radiant in-floor heating
in all living areas



High efficiency central air conditioning with multiple controls
"Rinnai" high efficiency gas-fired tankless hot water heater
High efficiency heat recovery whole house ventilation system



Kinetico complete home water treatment system
(High Efficiency Softener, Dechlorinizer, Reverse Osmosis Drinking Water System)



www.tarion.com

Tarion Protects New Home Buyers. They are the Regulator of the Ontario home building industry. In this role, they license all new home and condominium builders in the province and ensure that all homeowners receive the new home warranty coverage they are entitled to by law. Elliott Sage Design & Construction has been a proud member since 1999.



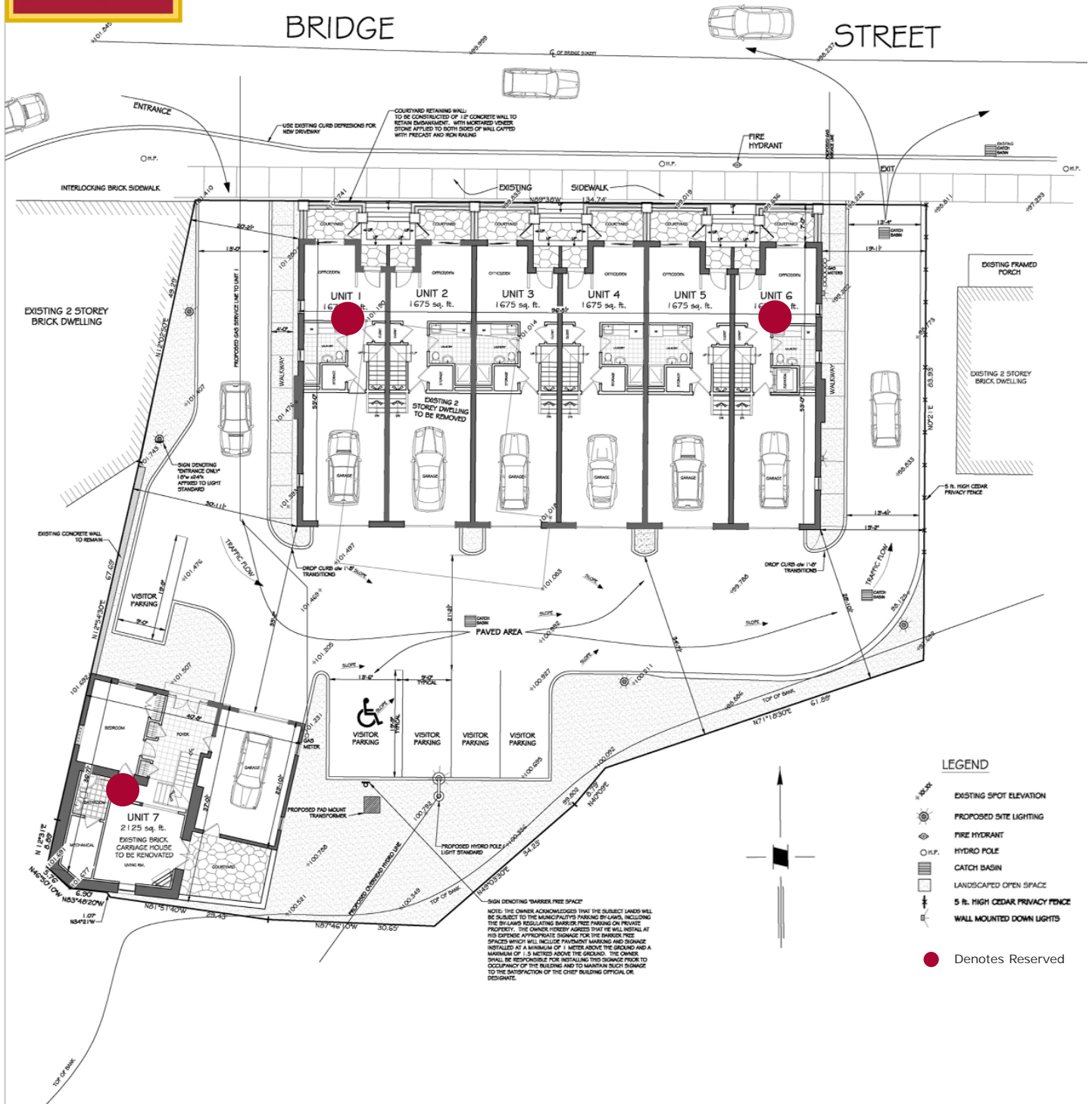
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LOCATION SITE PLAN

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