

THE HEIGHTS
OF HARMONY



A NEW WAY TO LIVE IN HARMONY.

FLOORPLANS

HeightsOfHarmonyMinto.com



INNOVATIVE
NEW URBAN
TOWNHOMES





VIBRANT LIVING IN PERFECT BALANCE

AN ESTABLISHED MASTER-PLANNED COMMUNITY

The Heights of Harmony offers vibrant living, surrounded by green space and conveniently close to amenities. Shops, restaurants and entertainment options are just a short drive away, and pedestrian walkways within the community connect to the area's nature trails. Discover why The Heights of Harmony has garnered so many accolades, including 2024 BILD awards for Project of the Year, Low Rise, and Green Builder of the Year, Low Rise.

A NEW WAY TO LIVE IN HARMONY

The next exciting chapter
at The Heights of Harmony
is here.

SPACIOUS, NEW 2-STOREY URBAN TOWNHOMES

A new collection of townhomes at The Heights
of Harmony offer thoughtfully designed spaces:

- 2-bedroom lower units range from 1092–1112 square feet.
- 2-bedroom upper units range from 1279–1294 square feet.
- Flex plans are available, offering a 2-bedroom + den option.



A HARMONY OF LIGHT AND SPACE

These Townhomes boast abundant natural light, ample storage, 3-piece bathrooms, separate washer/dryers, street-facing entrances, private outdoor space and much more.



URBAN TOWNHOMES FLOORPLAN COLLECTION



Each floorplan is thoughtfully designed to maximize space and comfort, with quality features and finishes that support modern living. Enjoy a generous private balcony or patio that seamlessly extends your living area. Browse through the collection and choose the floorplan that best suits your needs.







END UNITS:

UPPER: HAZEL END
LOWER: BALSAM END

INTERIOR UNITS:

UPPER: HAZEL
LOWER: BALSAM

END UNITS:

UPPER: HAZEL END
LOWER: BALSAM END

UPPER UNIT
LOWER UNIT

ELEVATION A



END UNITS:

UPPER: HAZEL END
LOWER: BALSAM END

INTERIOR UNITS:

UPPER: HAZEL
LOWER: BALSAM

END UNITS:

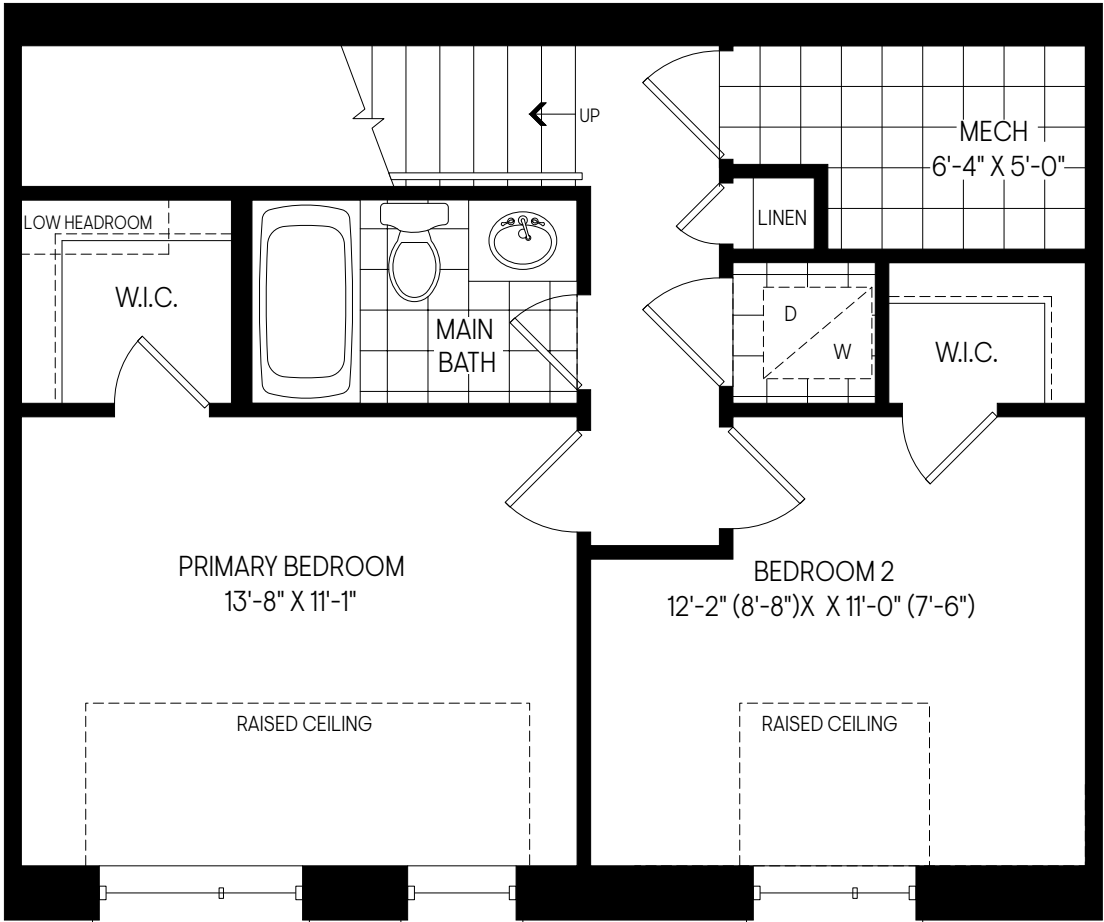
UPPER: HAZEL END
LOWER: BALSAM END

UPPER UNIT

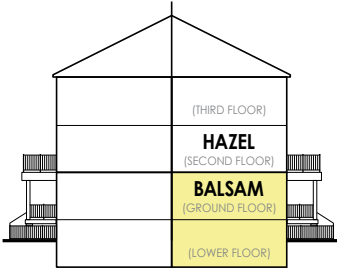
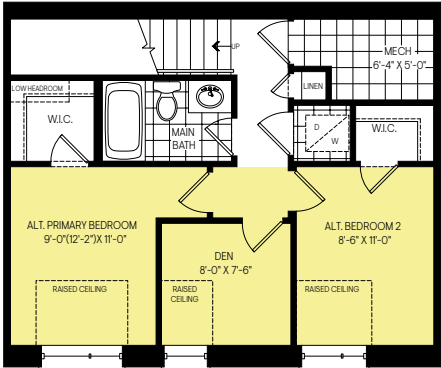
LOWER UNIT

ELEVATION B

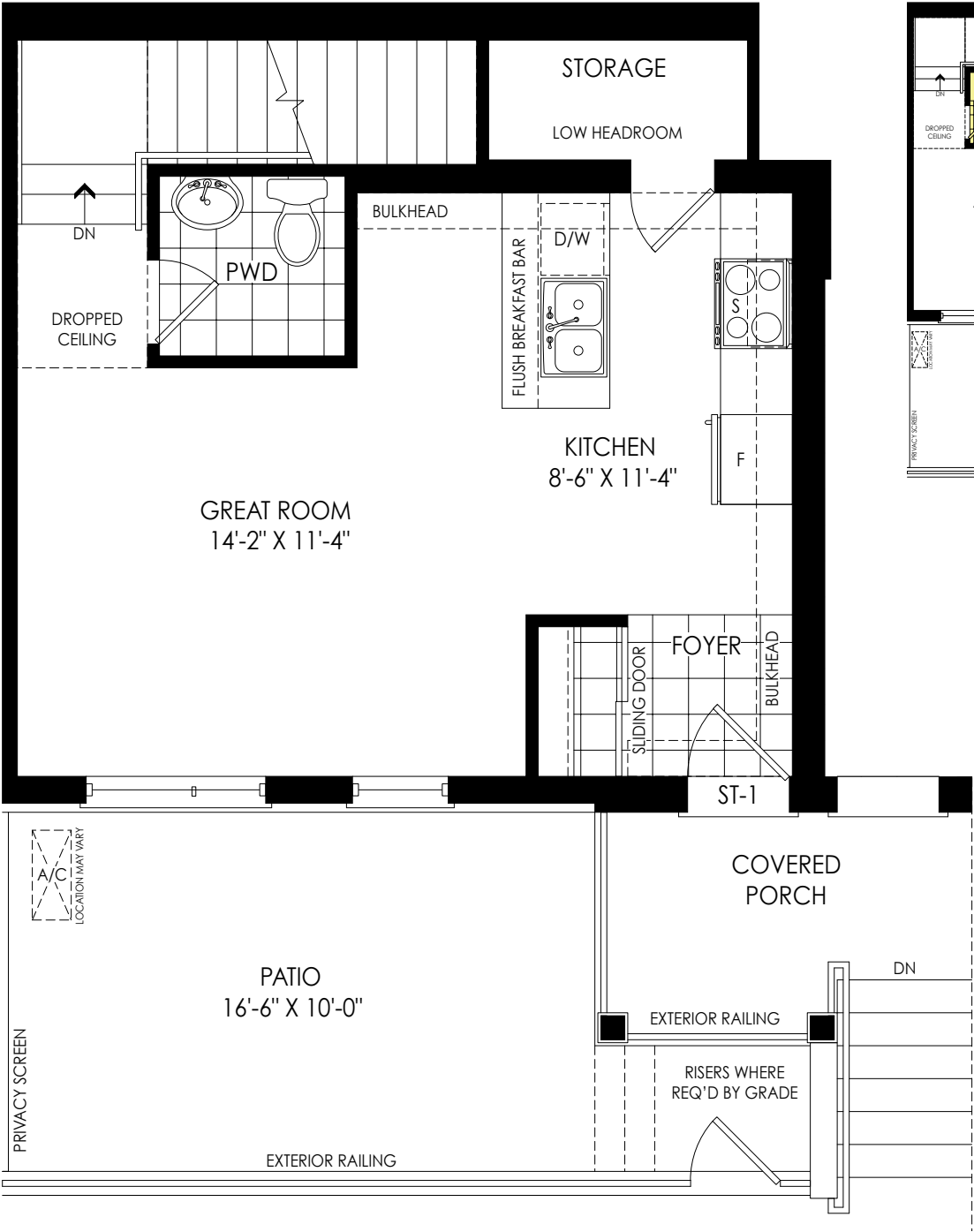
LOWER FLOOR PLAN



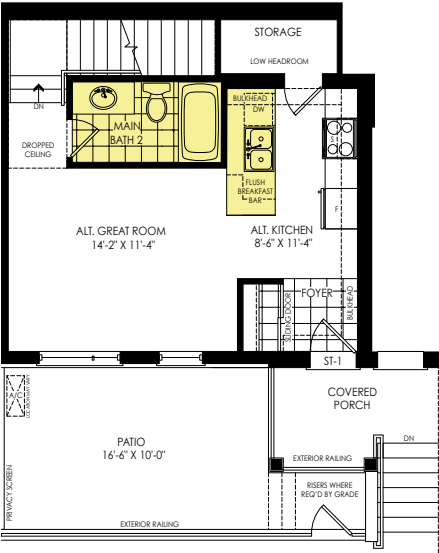
LOWER FLOOR FLEX PLAN WITH DEN



GROUND FLOOR PLAN

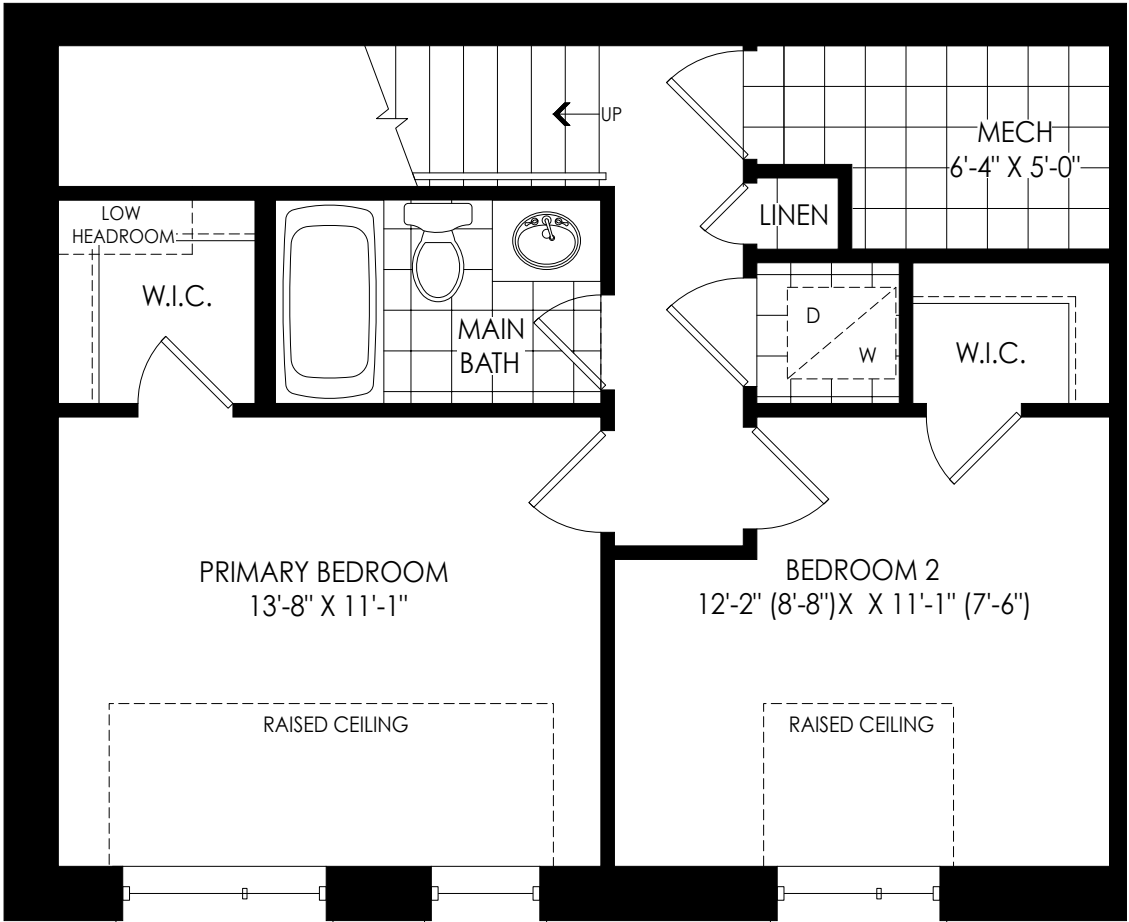


GROUND FLOOR FLEX PLAN WITH FULL BATH

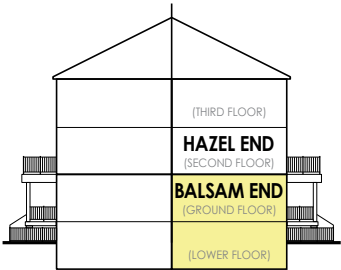
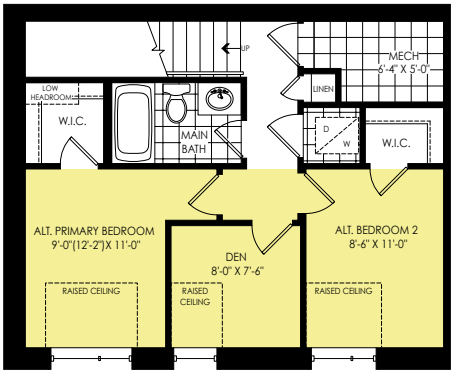


All plans, dimensions and specifications are subject to change without notice. Actual floor plan may be mirror image and usable floor space may vary from the stated floor area. Column locations, window locations and size may vary and are subject to change without notice. Renderings are artists concept and will change if required by site conditions. Plans, specifications and materials are subject to availability, substitution, modification without notice at sole discretion of Minto Communities Inc. E. & O.E. 09/25

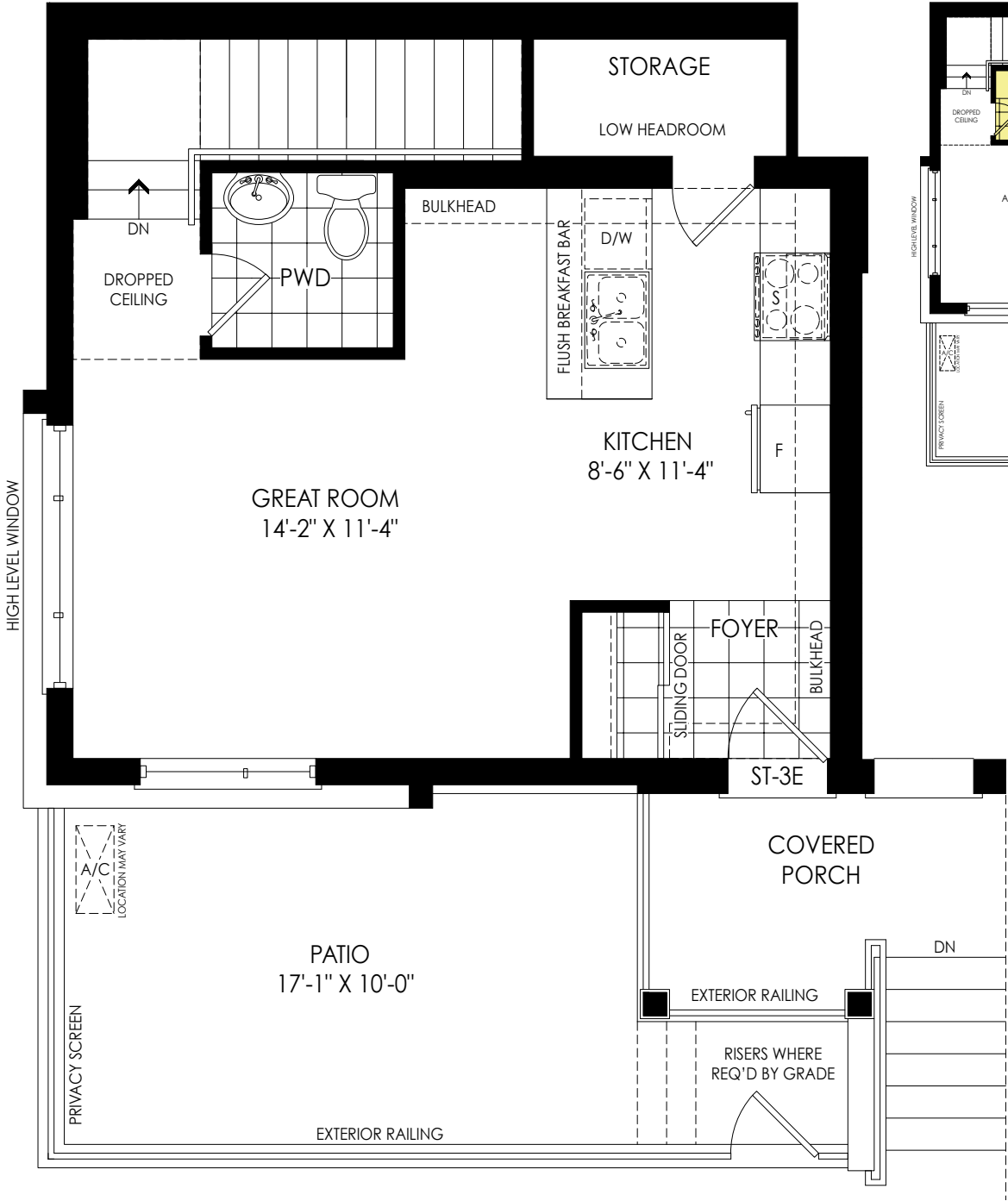
LOWER FLOOR PLAN



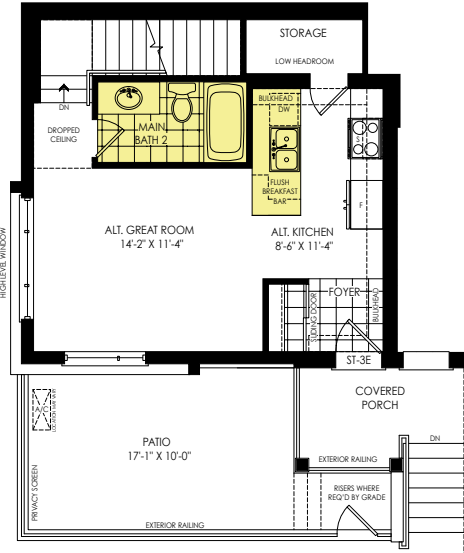
LOWER FLOOR FLEX PLAN WITH DEN



GROUND FLOOR PLAN

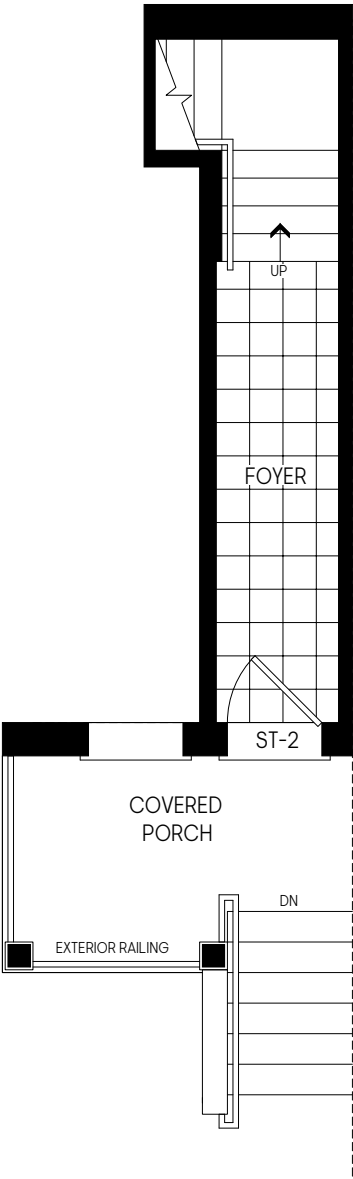


GROUND FLOOR FLEX PLAN WITH FULL BATH

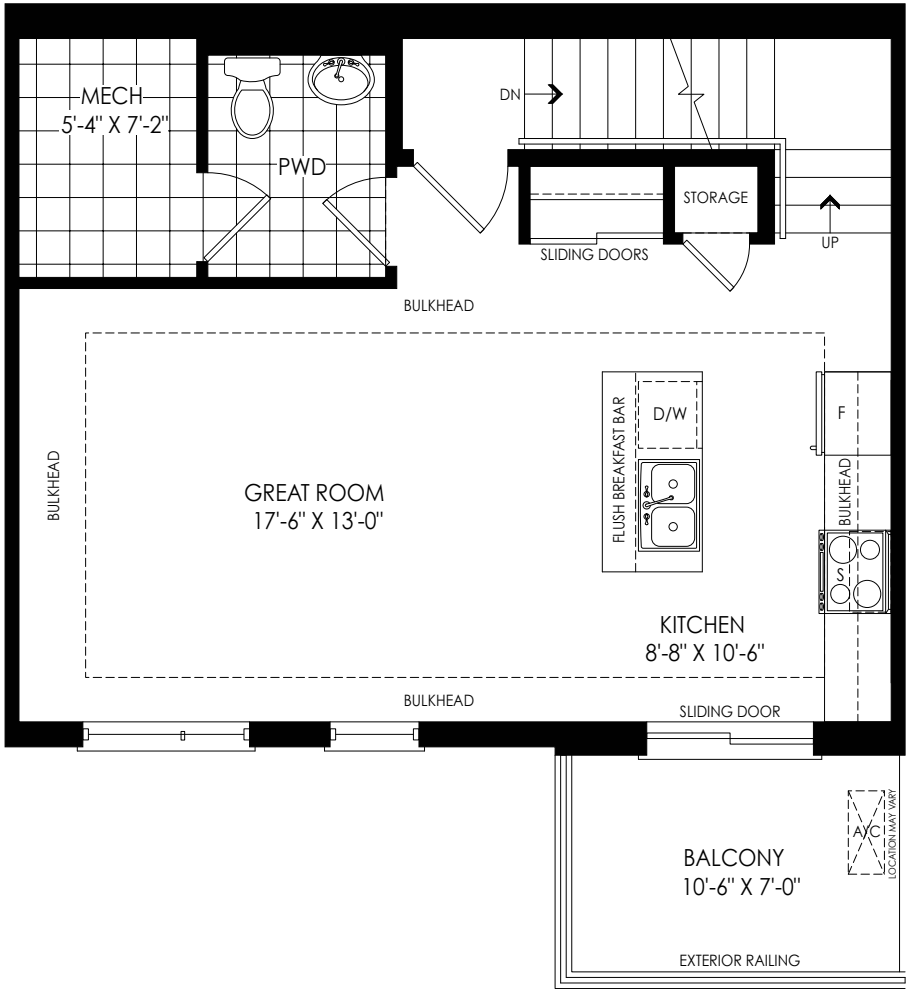


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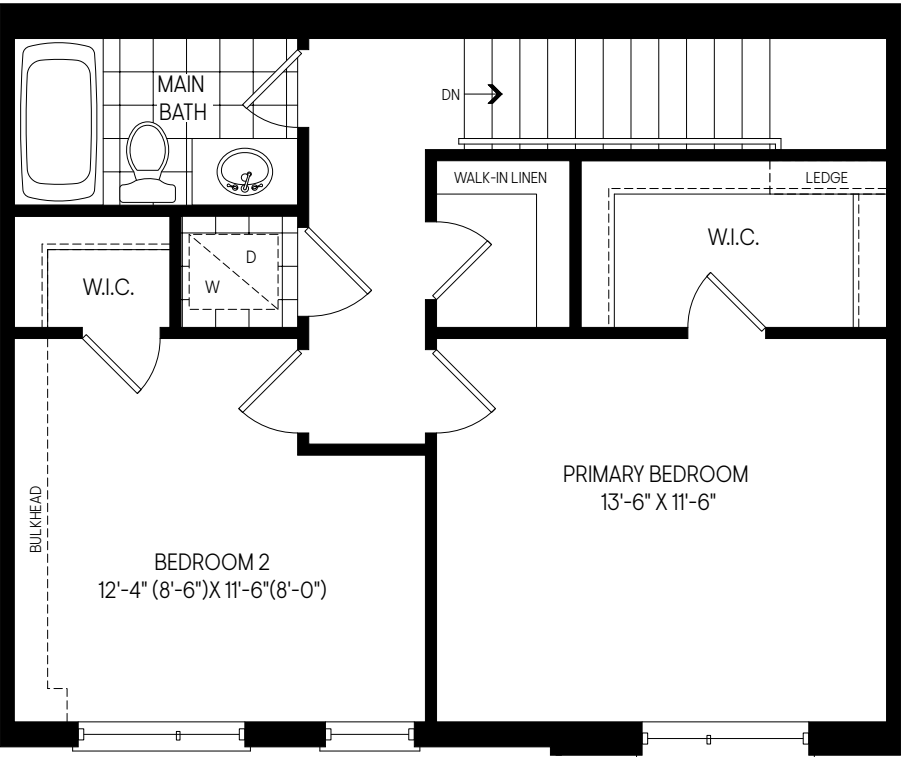
GROUND FLOOR PLAN



SECOND FLOOR PLAN

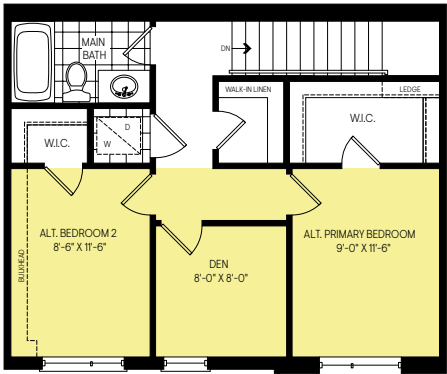


THIRD FLOOR PLAN



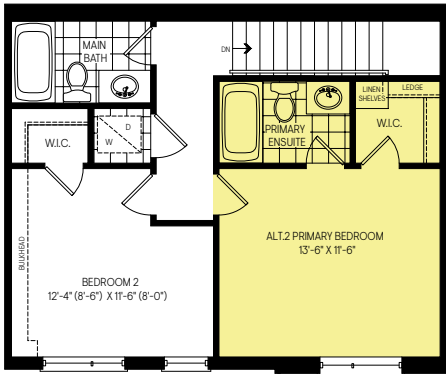
THIRD FLOOR FLEX PLAN
WITH DEN

01



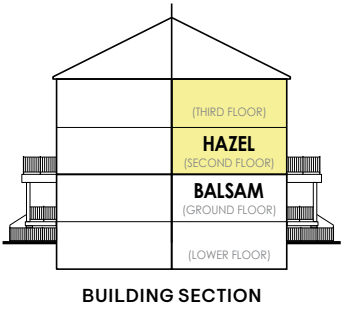
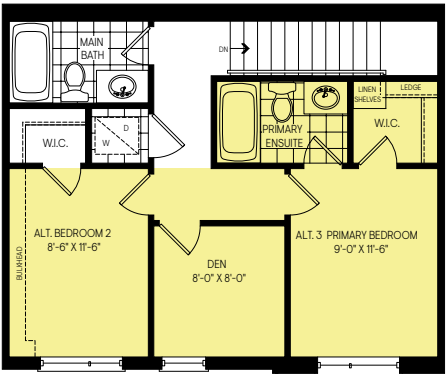
THIRD FLOOR FLEX PLAN
WITH ENSUITE

02



THIRD FLOOR FLEX PLAN
WITH DEN AND ENSUITE

03

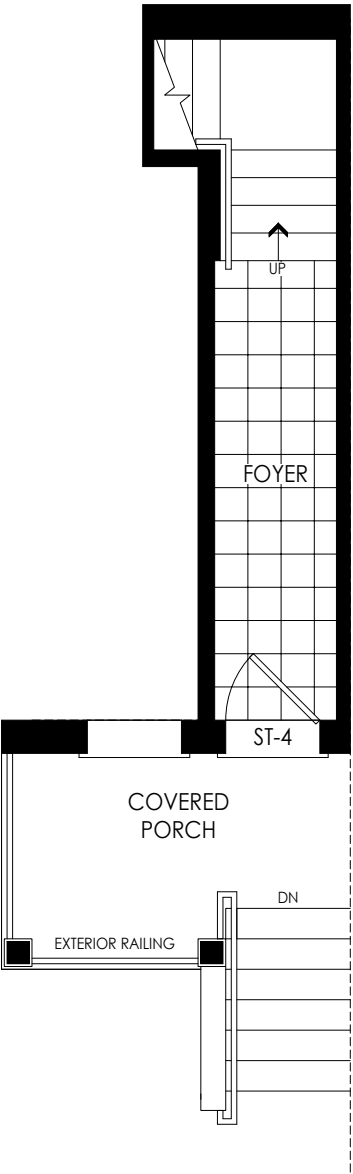


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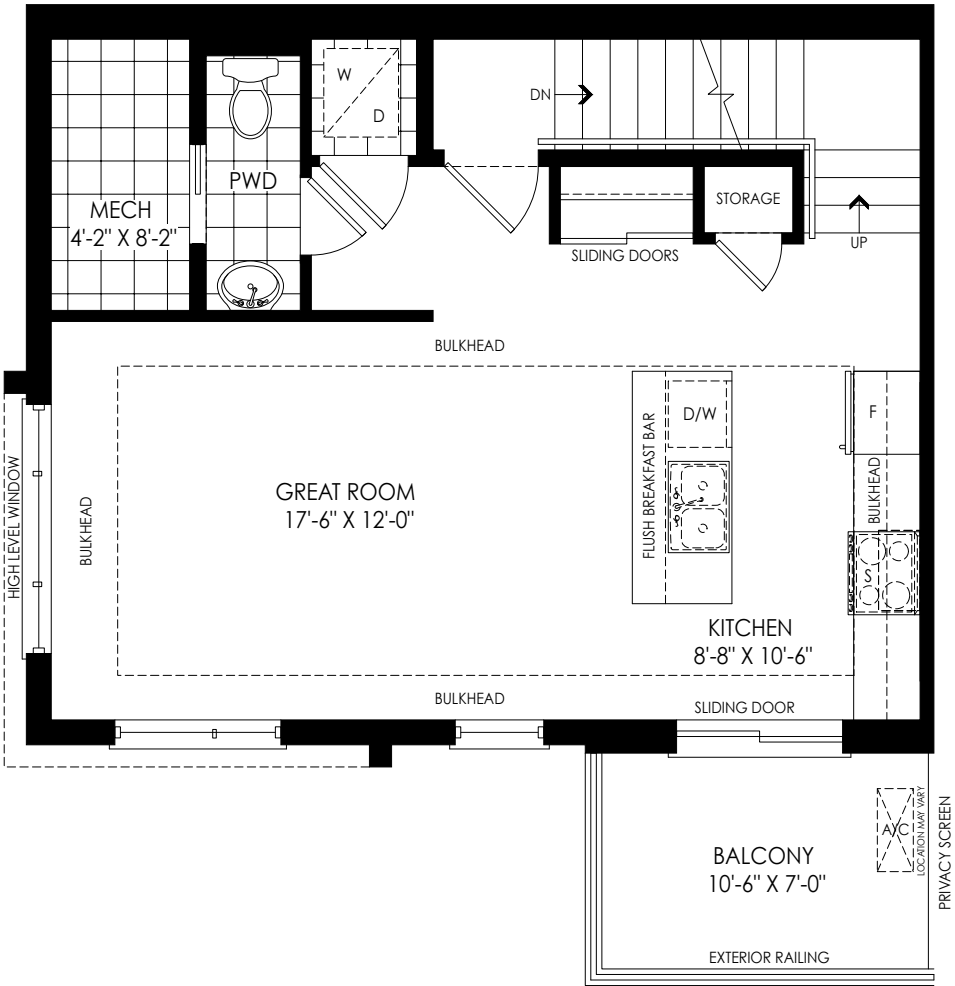
HAZEL (END)

URBAN TOWNHOMES | UPPER UNIT
1,294 SQ. FT. | 2 Bedrooms | 1.5 Baths

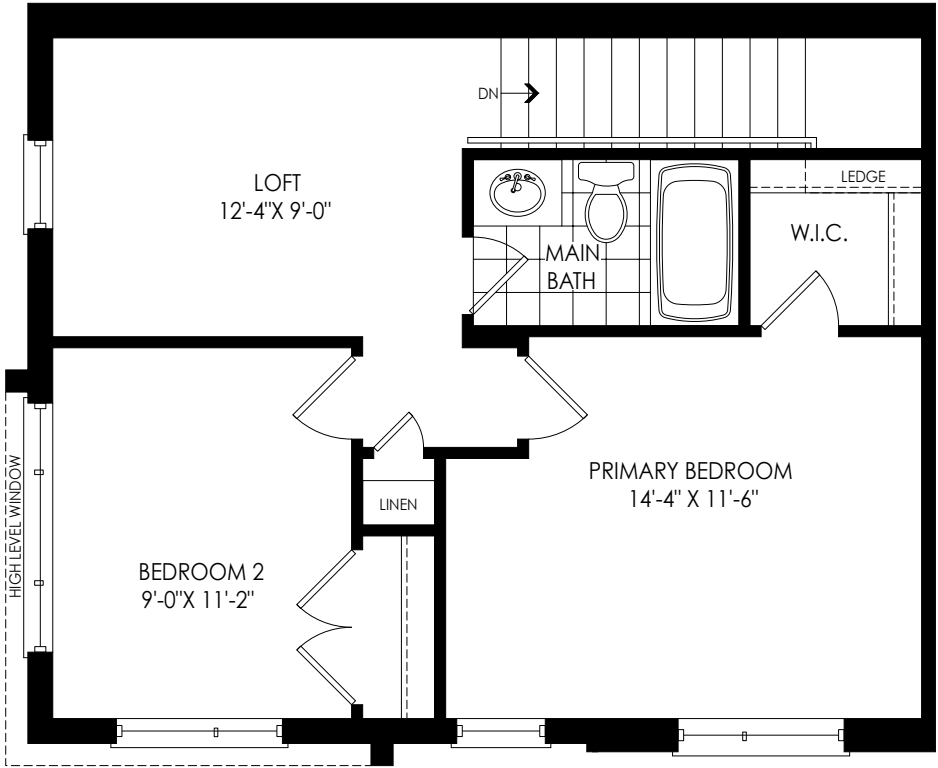
GROUND FLOOR PLAN



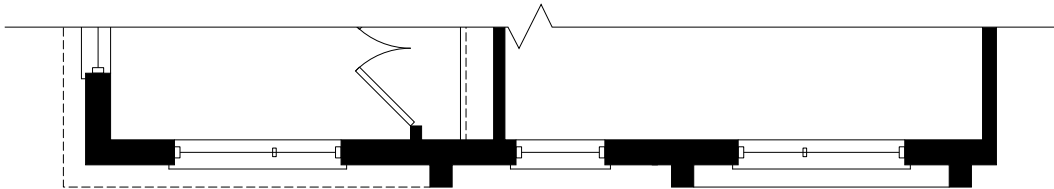
SECOND FLOOR PLAN



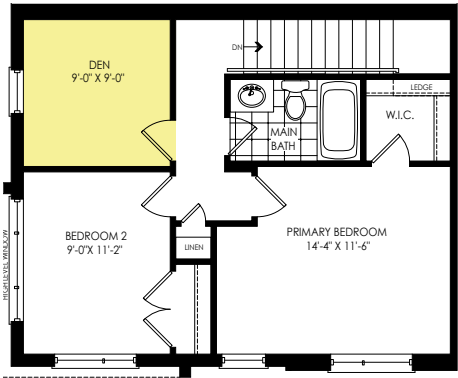
THIRD FLOOR PLAN ELEV A



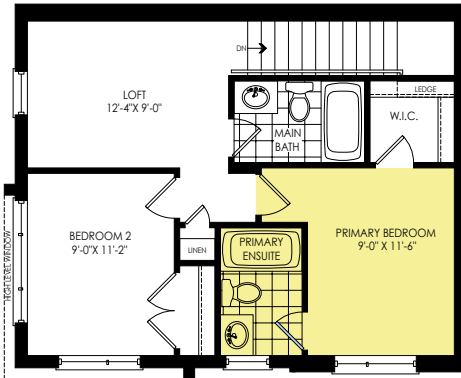
PARTIAL THIRD FLOOR PLAN ELEV B



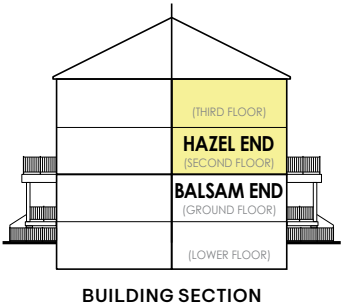
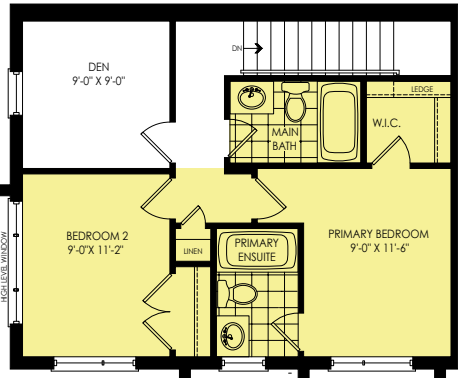
THIRD FLOOR FLEX PLAN WITH DEN 01



THIRD FLOOR FLEX PLAN WITH ENSUITE 02



THIRD FLOOR FLEX PLAN WITH DEN AND ENSUITE 03



BUILDING SECTION

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FEATURES & FINISHES

ARCHITECTURAL FEATURES

- A pleasing mix of architectural styles including high quality exterior materials may include a combination of masonry, quality siding, durable shingles, decorative columns, frieze boards etc. as per elevations.
- Low maintenance pre-finished aluminum soffits, fascia, eavestroughs and downspouts installed, as per elevation.
- Self-sealing architectural shingle roof with limited manufacturer's lifetime warranty.
- Lighting at front porch and balconies as per model type and elevation.
- Municipal address numbers installed on front entry door.
- Quality insulated front entry door with a grip set and deadbolt.
- Balsam Models: Main living level will have a ceiling height of approximately eight (8) feet and bedroom level will have approximate 7'8" ceiling height with raised areas at windows. Bulkheads may be installed where required as per plan on all model types.
- Hazel Models: Main living level will have a ceiling height of approximately nine (9) feet and bedroom level will have approximately eight (8) foot ceiling height. Bulkheads may be installed where required as per plan on all model types.
- 100 AMP electrical panel with breaker switches.
- Balsam Model: Exterior receptacle is included at patio.
- Hazel Model: Exterior receptacle is included at balconies as per plan.
- Poured concrete foundations include an exterior plastic drainage layer for extra protection.
- Poured concrete basement floor and weeping tiles. Floor drains to be located in mechanical rooms where applicable per plan.

HEALTH, WELLNESS AND SUSTAINABLE FEATURES

- Homes shall receive an air tightness test from a Third-Party Inspector.
- Vinyl Low-E Argon coloured casement windows on all elevations. Large windows provide maximized natural daylighting throughout the interior living spaces of the home. All operating windows are to receive screens.
- HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- High-performance gas fired heating system ensures the home performs efficiently and provides optimal comfort. Homes will include line set for future central air conditioning unit.
- All heating/cooling supply ducts are sealed to promote tight and efficient ductwork.
- High-efficiency air filter.
- High-efficiency hot water heating system (rental).
- LED lighting throughout.
- Water efficient plumbing fixtures to provide superior performance and efficiency.

- Interior wall surfaces in finished areas are sanded, primed and finished in high quality, low volatile organic compound (VOC), matte paint, helping to improve indoor air quality.
- Superior 2" x 6" exterior walls feature R22 insulation with an additional R5 rigid insulation installed on the exterior above grade, offering strength, stability, and increased thermal comfort. The lower bedroom level to be insulated with R10 rigid foam, complemented by 2"x4" wall framing filled with R12 batt insulation to enhance comfort.
- R10 rigid insulation installed beneath the concrete slabs to improve thermal comfort.
- Staggered stud demising wall constructed superior to building code requirements for increased fire rating and reduced sound attenuation.
- Engineered floor joists that will reduce construction waste, floor squeaks, shrinkage and twisting and will provide a more comfortable and quieter home. Landings may be dimensional lumber.
- All windows and doors are installed and sealed with expanded foam and caulked, providing increased thermal comfort.
- Attics feature R60 insulation.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.

SMARTER LIVING FEATURES

- Smart thermostat.
- Purchaser allowance of two (2) high speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of one (1) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB-C port outlet.
- Spacious walk-in closets and linen closets offer shelving, as per applicable plan.

LIVING AND SLEEPING AREA FEATURES

- Smooth ceilings on living level including kitchen, bathrooms, powder room and finished laundry room as per plan; sprayed stipple ceiling with smooth perimeter border in all other areas.
- Ceramic floor tile from Minto Level 1 selections in foyer, powder room(s), finished laundry room, bathrooms and mechanical room as per plan. Excludes unfinished areas.
- Minto Level 1 laminate flooring throughout living level as per plan. Excludes tiled areas.
- Quality Green-Label+ broadloom on bedroom levels from Minto Level 1 selections, as per plan. Excludes tiled and unfinished areas.
- Carpeted stairs with natural finish oak stringers, handrail, square-style pickets and posts, where applicable.
- Approximately 4" baseboards with approximately 2 3/4" casing on all windows, and swing doors throughout, to be painted white.
- Interior swing doors to include lever-style door hardware, as per plan. Privacy locks included on all bathroom doors and primary bedroom door.

- Foyer closet to have framed mirrored sliders. Secondary closet doors have white panel sliders, as per plan.
- Sliding glass patio door to balconies, complete with screen, as per applicable plan.
- Heavy-duty 220V electrical outlet provided for laundry dryer, with vent provided to exterior.
- Ceiling light fixtures provided in the kitchen, living room, dining room, den, laundry room (excluding laundry closets), hallways, staircase, all bedrooms and walk-in closets, as per applicable plan.

KITCHEN FEATURES

- Designer cabinetry includes a convenient bank of drawers and flush breakfast bar on kitchen islands, as per applicable plan. Choice of cabinetry finishes and hardware from Minto Level 1 selections.
- Laminate countertop from Minto Level 1 selections.
- Double basin stainless steel sink with single lever faucet and convenient pulldown spray.
- Heavy-duty 220V electrical outlet for electric stove.
- Stainless steel hood fan with exhaust vented to the exterior.

BATHROOM & ENSUITE FEATURES

- Designer cabinetry and hardware from Minto Level 1 selections.
- Laminate countertop from Minto Level 1 selections in all bathrooms excluding powder room(s).
- Top mount sink in all bathrooms, excluding powder room(s). Powder room(s) to receive white pedestal sink.
- Mirror above sink in all bathrooms and powder room(s).
- Bathroom accessories include towel bar and toilet tissue dispenser.
- Baths include an acrylic tub with ceramic wall tile to ceiling height from Minto Level 1 selections.
- Water saving single lever faucets and showerheads and pressure balanced temperature-controlled shower valves included.
- White plumbing fixtures and premium high-efficiency toilets throughout to save water and money on utility bills.
- Exhaust fan vented to the exterior in all bathrooms, powder room(s), and laundry room (excluding laundry closets), as per applicable plan.
- Wall mount light fixture installed above each sink in all bathrooms and powder room(s).

