

Welcome to the best of all worlds.

Presenting Dellwood Park, modern urban townhomes a mere stone's throw from Lake Ontario and minutes from the epicentre of Mississauga's south side. This exclusive example of modern living from Sierra Building Group combines the location you demand with the luxury you deserve. Centrally located with modern amenities, the lake and the big city just minutes away, Dellwood Park puts a world of possibilities at your fingertips.



Modern design,
minutes from
Mississauga's
bustling south
side.

It's all
waiting for
you right
here.



SITE PLAN







Live your dream right here.

Dellwood Park's central location is equalled only by its distinctly modern design. Carefully thought out and crafted, Dellwood Park is the quintessential expression of timeless style and modern convenience. With tastefully appointed suites that go well beyond mere functionality, Dellwood Park creates homes that are chic, ecologically friendly and inviting. All set in a locale that puts you in the heart of it all in the shadow of Lake Ontario, and close to parks, greenspace, trails, modern amenities, and so much more.



Tastefully appointed, meticulously crafted.

Modern amenities abound in Mississauga's south side. From shopping and dining, to cafes, an abundance of parks, access to major highways, GO Transit, and so much more. Plus, not to mention its proximity to the Village of Port Credit, the marina, and the beautiful Lakefront Promenade. Dellwood Park gives you the option to revel in the hustle and bustle of modern living or withdraw and find a quiet space amidst forests, waterfront trails, parks or luxuriate on the terrace.





The epitome of
modern style in
Mississauga.

The perfect
combination
of design and
convenience.



Features and Finishes

FEATURES & FINISHES

EXTERIOR

1. Contemporary building elevations include brick, stucco and other architectural features as per elevation.
2. Rooftop terraces with a waterproof membrane floor system as per plan.
3. Vinyl casement or fixed windows to be low E and argon filled.
4. All opening windows are complete with screens.
5. One exterior electrical outlet on patio and rooftop terraces, where possible.

KITCHEN

6. Choice of cabinetry and Quartz countertops from Sierra's standard samples.
7. Stainless steel undermount kitchen sink including a single lever faucet with pull-out spray from Sierra's standard samples.
8. Stainless steel glass top range, refrigerator and dishwasher.
9. Exterior vented over-the-range combination microwave and hood fan.
10. Ceramic subway tile backsplash.
11. Countertop electrical receptacle for small appliances.

BATHROOM(S)

12. Choice of cabinetry and Quartz countertops, except where pedestal sink is provided, from Sierra's standard samples.
13. Single lever faucet from Sierra's standard specification.
14. Quality white bathroom fixtures.
15. White acrylic bathtubs in all bathrooms as per plan.
16. Exhaust fans vented to exterior in all bathroom(s) and powder room.
17. Privacy locks on all bathroom and powder room doors.
18. Pedestal sink in powder room as per plan.
19. Mirror provided in all bathroom(s) and powder room.
20. Ceramic wall tile for tub and shower enclosure(s) up to the ceiling and separate shower stall (as per plan) including the ceiling, from Sierra's standard samples.
21. Chrome towel bar and tissue holder in bathroom and powder room.

INTERIOR TRIM

22. Modern trim package throughout including baseboards, door and window casings.
23. Moulded panel interior passage doors.
24. Brushed nickel finish lever style door handles and hinges.
25. Wire shelving installed in all closets.

LAUNDRY

26. White front load stackable washer and dryer with stacking kit and vented to the exterior.

ELECTRICAL

27. Decora style switches and receptacles throughout.
28. 100 Amp service.
29. Smoke detectors and carbon monoxide detectors installed as per Ontario Building Code.
30. Living room and master bedroom roughed-in for cable TV.

PAINT

31. All interior walls painted with a single colour of latex paint from Sierra's standard colours.
32. Interior trim and doors to be painted with white semi-gloss paint.
33. Smooth painted ceilings in kitchen area and bathrooms. Stipple ceilings in all other areas.

FLOORING

34. Choice of ceramic floor tile in foyer, powder room, bathroom(s), laundry room and mechanical room.
35. Laminate flooring in living room, dining room and kitchen area.
36. 35 oz carpet and underpad in all hallways, bedrooms and stairs.

ADDITIONAL INFORMATION

37. 9' ceiling height throughout living areas, except where ducts and venting for mechanical systems are required. 8' ceiling of the roof enclosure of the multi-storey units.
38. High efficiency hot water tank power vented to exterior. Hot water tank, combo heating system and air conditioner are rental units. Purchaser to execute agreement with designated supplier prior to closing.

WARRANTY

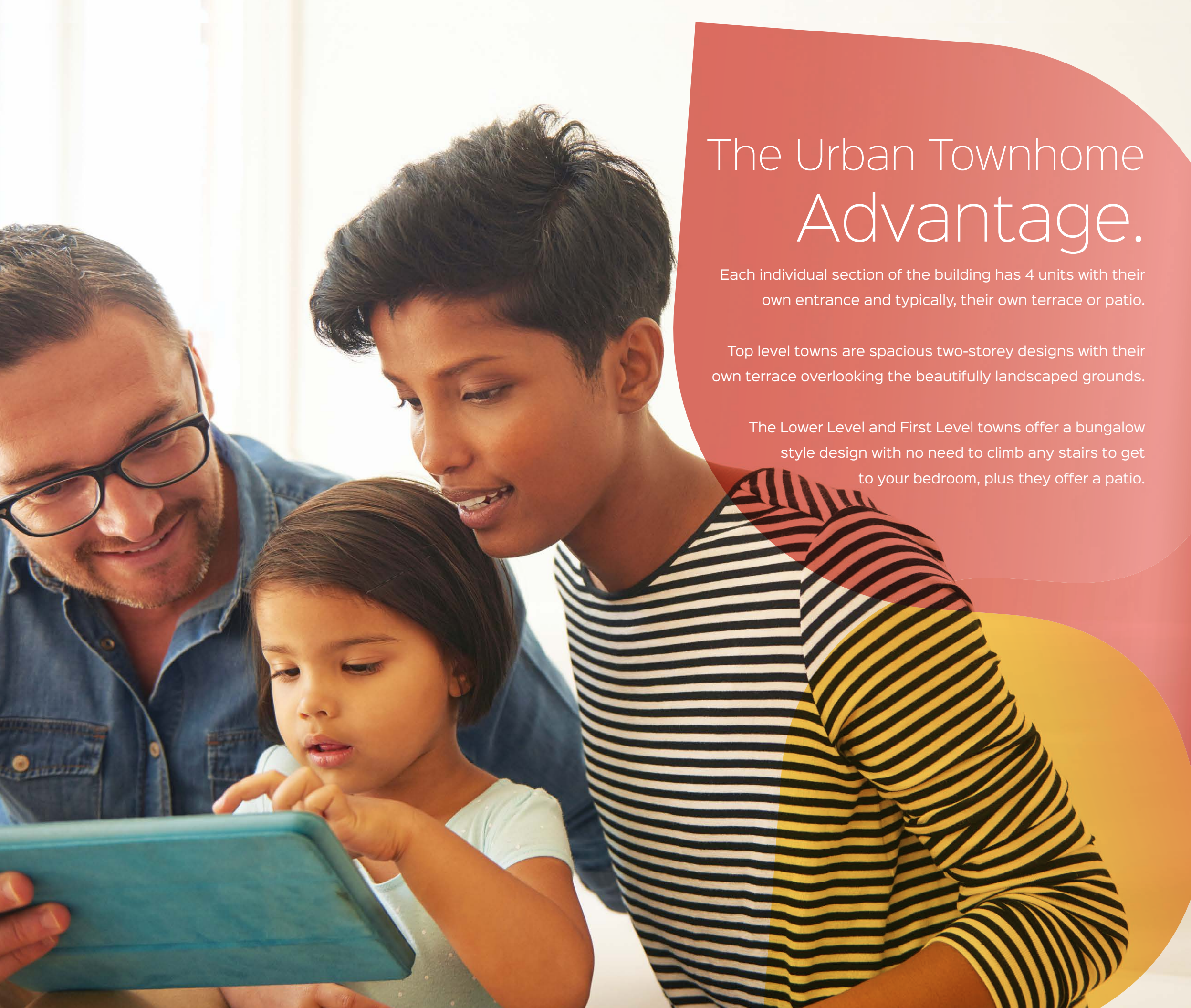
39. Your new home will be registered with the Tarion Warranty program. The details of the warranty can be found at www.tarion.com.

DISCLAIMER

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. E & O.E.

All photographs and illustrations do not necessarily depict standard features but represents products of similar quality that will be offered at Dellwood Park. Features and finishes may vary by suite designs. See Sales Associates for details. Materials and specifications are subject to change without notice. E. & O. E.





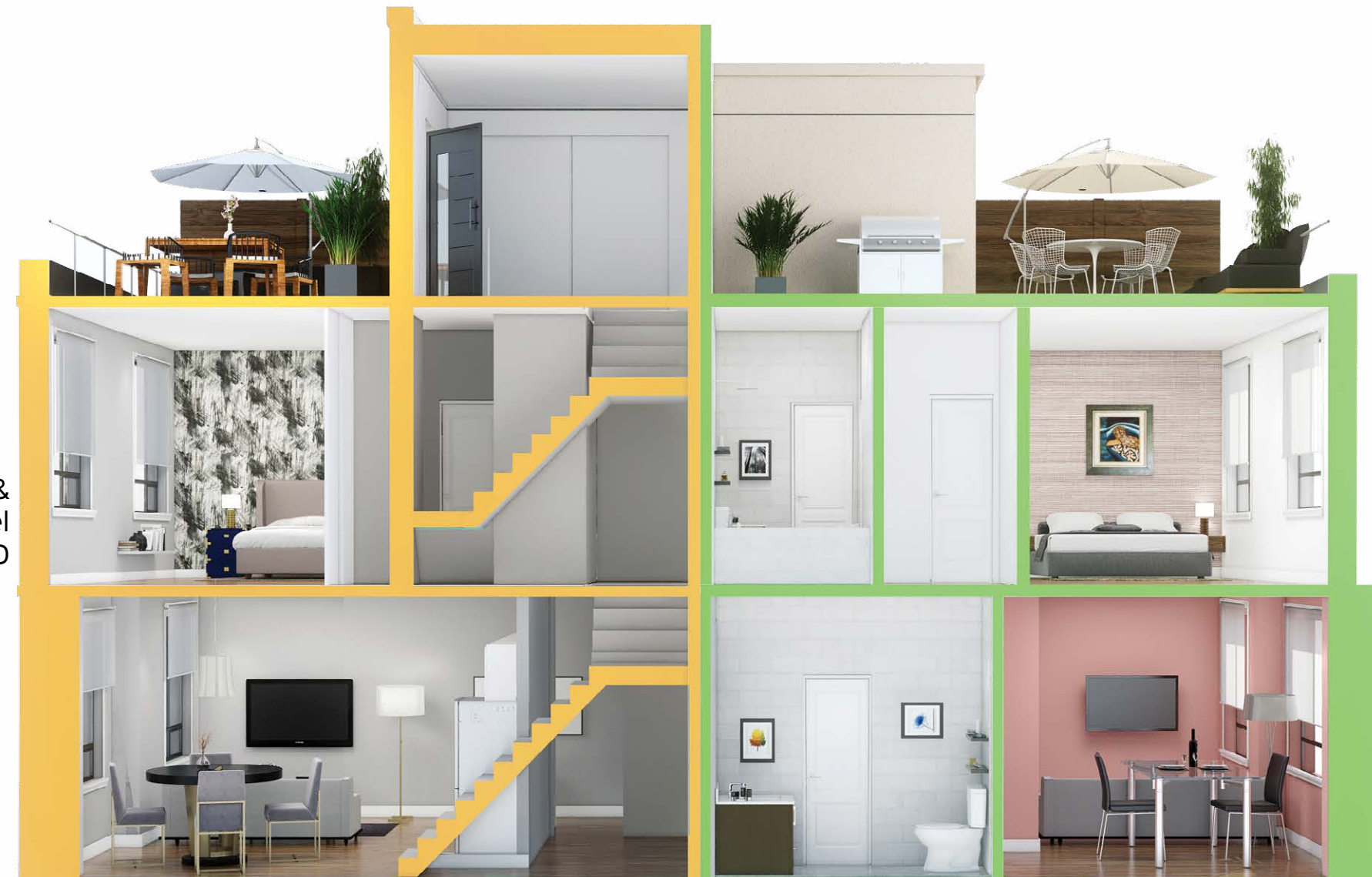
The Urban Townhome Advantage.

Each individual section of the building has 4 units with their own entrance and typically, their own terrace or patio.

Top level towns are spacious two-storey designs with their own terrace overlooking the beautifully landscaped grounds.

The Lower Level and First Level towns offer a bungalow style design with no need to climb any stairs to get to your bedroom, plus they offer a patio.

Second & Third Level
TH-D



Second & Third Level
TH-C

First Level
TH-B



Lower Level
TH-A



Over thirty years of excellence.

Sierra Building Group is focused on not only providing a superior home, but on providing a superior home buying experience through unparalleled service and support. For over 30 years, Sierra has constructed homes for thousands of satisfied homeowners as evident through a perfect record with the Tarion, Ontario's new home warranty corporation.

Since 1985, Sierra has designed, developed and operated commercial and residential properties throughout Ontario and the Southern United States. We apply the same passion and vision to projects ranging from suburban master planned communities to urban infill high-rise buildings. At Sierra we aim to design homes and create community spaces that promote diverse styles of living.

Sierra Building Group is registered with the Tarion Warranty Corporation and is a proud member of the Canada Green Building Council (CGBC) and the Building Industry and Land Development Association (BILD).



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