



*Homes of Elegance*

by GATTA HOMES inc.



**Towns At The "Settlements At St. David's" Blk 71**



**GATTA  
HOMES**

*Homes of Elegance*

**Towns At "Settlements At St. David's"  
Town House Purchase  
Reservation Request**

**REQUEST BY:**

**Name(s):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City/Province:** \_\_\_\_\_

**Postal Code:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Email:** \_\_\_\_\_

***(the "Applicant")***

1. Gatta Homes Inc. (the "**Developer**") is constructing a town homes in St. David's, Ontario known as "Settlements At St.David's", Town Of Niagara On The Lake (the "**Development**") which consists of 13 residential town home units (collectively the "**Units**" and individually, a "**Unit**"). The Applicant hereby advises the Developer that the Applicant wishes to reserve the Unit(s) described below for a period of 30 days:

Block \_\_\_\_\_, Unit # \_\_\_\_\_

2. Upon execution of this Reservation Request, the Applicant shall provide a deposit in the amount of **\$5,000.00 CDN** payable to the Developer as follows: Gatta Homes Inc. The Reservation Deposit will be held by the Developer, without interest, pending full execution of an Offer to Purchase and Real Estate Purchase Contract, and will:

- a) Be applied to the initial deposit payable under the Offer to Purchase and Real Estate Purchase Contract for a Unit, if the Applicant enters into such an Offer to Purchase and Real Estate Contract; or
- b) Be returned to the Applicant if the Applicant terminates this Reservation Request in accordance with paragraph 4 below; or
- c) Be returned to the Applicant in the event the Developer determines, in its sole discretion, that it is unable or unwilling to enter into an Offer to Purchase and Real Estate Purchase Contract with the Applicant for any reason.

3. If the Developer wishes to enter into an Offer to Purchase and Real Estate Purchase Contract with the Applicant, the Developer will deliver to the Applicant a form of Offer to Purchase and Real Estate Purchase Contract prepared by the Developer on terms satisfactory to the Developer. The Applicant will have ten days from the receipt of "Offer to purchase" to determine whether to make an Offer to Purchase and Real Estate Purchase Contract in accordance with the instructions provided by the Developer.

If the Applicant decides not to proceed, it must return Plans to the Developer at its own expense at the address set out in paragraph (F) above, whereupon the Developer will return the Reservation Deposit to the Applicant without interest.

4. **Termination:** The Applicant may terminate this Reservation Request at any time prior to signing an Offer to Purchase and Real Estate Purchase Contract, for any reason, by delivering written notice thereof to Gatta Homes Inc. If this Reservation Request is so terminated, Gatta Homes Inc. will return the deposit in accordance with paragraph 3 above. Upon return of the Reservation Deposit, this Reservation Request shall be of no further force and effect. Termination after the Offer to Purchase and Real Estate Purchase Contract is signed is subject to the terms of the Offer to Purchase and Real Estate Purchase Contract.

5. **Restriction on Assignment:** The Applicant may not assign, transfer, convey or otherwise dispose of all or any portion of its interest under this Reservation Request, without the Developer's prior written consent, such consent may arbitrarily be withheld in the sole and absolute discretion of the Developer.

6. **Not an Offering for Sale:** Nothing contained herein or implied hereby shall be construed or interpreted as an Offer to Purchase, letter of intent, option agreement, sale or agreement to sell or any similar instrument. This Reservation Request does not convey or create interest in land in favour of the Applicant, and without limiting the generality of the foregoing, does not create an interest in any Unit in the Development. This Reservation Request is limited to the right of the Applicant to receive the return of the Reservation Deposit in accordance with the terms hereof.

7. The Applicant acknowledges that this Reservation Request shall not constitute any representation, covenant or other agreement by the Developer as to the availability of any Unit(s) or the likelihood of acceptance by the Developer of any Offer to Purchase and Real Estate Purchase Contract, and the Applicant specifically and by execution of this Reservation Request does hereby release the Developer, its officers, directors, affiliates and agents from any claims or actions relating thereto.

**8. Reservation Condition**

This reservation is conditional upon the applicant / buyer entering into an agreement of Purchase & Sale Contract with the developer within 30 days following the receipt of reservation deposit failing, which this reservation shall become null and void and applicant /buyer deposit will be returned in full without interest.

**Cheque #:** \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
*Signature of the Applicant*

\_\_\_\_\_  
*Signature of the Applicant*

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Receipt of this Reservation Request acknowledged by \_\_\_\_\_ this \_\_\_\_ day  
of \_\_\_\_\_, 2013.

Per: \_\_\_\_\_

By its representative, \_\_\_\_\_

Gatta Homes Inc  
Suite #172, 454 Mississauga St,  
Box 1090,  
Niagara On The Lake, Ont.  
L0S 1J0

**Towns At Settlements At St.David's (where every unit gets a view)**

# **The Towns At "Settlements At St. David's"**

## **Exteriors details**

A mix of natural stone & hand formed acrylic stucco/Hardie exteriors with metal details and long lasting architectural shingles with chimney caps to create that French estate look. Stone arches and stucco beam work gives you a cozy inviting feel at every entranceway. Elegant iron lighting to match the copper/metal, stone details

Distinctive period styles, Carriage style garage doors accented with decorative black wrought iron hardware to give the appearance of a swing outdoor which combines old-world design with state-of-the-art technology

Elegant stone features creates the individual look for all four different series

Unique front entry systems to create that individual feel with solid wood custom hand crafted doors.

Private covered Lanai's, backing on to the pond, Golf Course and the Niagara Escarpment for your quite relaxing on the water side.

Professionally designed driveways and front gardens to set off the stree-scape from Day 1.

## **Structural features**

Steel re-enforced foundations spayed inside and out for a dry crack free basement. All basements are wrapped with a drainage wrap to ensure dryness throughout

Engineered joists allow for longer spans, crown free floors and a squeak free floor system with solid plywood glued, nailed and screwed to ensure long lasting solidity

Energy efficient Thermapan exterior wall panel system with steel studs interior walls allows for endless design features throughout while still far exceeding all Ontario Building Codes standards for a better thermal envelope and indoor quality and giving you a straight, strong and screw-pop free wall system

Carriage garage doors made from four layer insulated steel + composite construction baked with a factory applied paint

Energy saving treated glass in oversized maintenance free windows, sliding doors and custom french doors to let in the beautiful views all around

Upgraded electrical services and wiring throughout for ample availability of Decora switches and outlets throughout the home. State of the art telecommunication wiring. Complete security system roughed in

A circuit board for your water lines (Manabloc) allows you to isolate the individual tap and hot or cold side of every fixture in the home from one location

Plastic water lines allows delivery of instant pressure, low maintenance, corrosion free long life in your water delivery systems. All plumbing fixtures are acrylic to ensure a long lasting durable finish

Individual hot water "On Demand" systems and state of the art high efficient heating and cooling systems with digitally controlled thermostats

Low flush dual flush toilets with low flush capacity

Vast array of colours to choose from High quality durable Benjamin Moore paints

## **Interior features**

10' walls through out main floor with large oversized windows and french doors to marry the outside to the inside.

Maintenance free concrete patios to capture every sunset

All units are accommodated with private convenient laundry facilities, pantries & walk in closets (custom designed to suit your needs)

Luxurious custom cabinetry with imported Granite tops and self sliding hardware

Deluxe vaulted ensuite bathrooms with over sized walk in seamless glass showers and custom designed soaker tub surrounds with listellos and ceramic moldings. Selection of plumbing fixtures and trim with life time warranties on taps. Long lasting Acrylic fixtures by Kohler for all tubs and shower units

Full width and height mirrors above all vanities

Large imported porcelain tiles for all wet areas. Solid exotic hardwoods through-out Main floor

Maintenance free zero clearance gas fireplaces with custom designed and built mantles and surrounds to match your interior decor

Pick your door style from a vast Choice of various paneled doors with premium hardware to match throughout. Surround them with choices of over sized base boards and casing surrounds with smooth flowing crown moldings and window sills. Elaborate crown moldings through-out

Create your own custom open concept design with our own award winning in house Flex design team with standard features sloped ceilings, rounded walls, barrel arches, custom fireplaces, niches and personalized spaces. Or modify the designs we have.

## **Echo Home features**

Echo home features were introduced by Gatta Homes to create a healthy housing concept with energy efficiency and a near net zero target by diligent use of local, recycled, renewable materials and by selecting certain building technologies.

The site location of the series were chosen with sun direction in mind to capture and ensure good passive solar gain.

All windows are individually designed and built for the direction and exterior conditions in mind

Our highly insulated and thermally protected building envelope using ThermaPan exterior wall system is the highest factor in reducing energy waste in any structure

We ensure using mostly sustainable materials. Steel studs are not only stronger and straighter, but have a high content of recycled materials and it reduces the impact that wood framed construction makes on our precious forests. Pre-engineered structural products are used to reduce the amount of materials needed for construction. This creates a 75% diversion from landfills of solid construction waste to recycling into other pre-engineered products. These products are low to zero green home gas emissions creators.

Low flow shower heads, faucets and toilets combined with the water manifold system and plastic lines assist in reducing cost for water consumption.

All our homes are solar ready homes.

Drain water heat recovery systems are installed (where applicable) to capture escaping heat from drain pipes and re-directing it to the On demand system.