

# Specifications

## Seaside Masterplan

- Coastal architecture is all about beachside living. Think simple and beautiful. Clean lines, board and batten, and designed so that every inch counts
- At the entry to Seaside is the 10,000 sq ft indoor and outdoor Seaside Club, exclusive to Seaside residents
- Seaside is all about parks, with quiet green spaces and kids' play areas throughout the community



## Inside the Home

## Inside the Kitchen

## Inside the Bathroom

## The Seaside Club

## Mosaic Home Care



Inside the Home

- Every home at Seaside has 10-foot ceilings on the main level of living, meaning more volume, more natural light and more storage
- For Seaside’s interiors, we were inspired by a contemporary take on Shaker-style kitchens and Scandinavian design
- Contemporary baseboard and doorway trims blend modern form with traditional proportions
- A white-on-taupe or white-on-white palette keeps it simple, clean and elegant
- Wood-laminate flooring throughout the main level of living in an oak or walnut finish
- Textured cut-pile carpeting throughout bedrooms, upstairs hallway and main stairways
- Oversized windows increase natural light and extend space in living and dining rooms
- Recessed LED pot lights in select locations
- Reinforced TV wall with cord-concealing conduit for wall-mounted big-screen television
- Plenty of storage in every home by way of crawl space, closets and nooks
- Powder room on the main floor (most homes)



Inside the Kitchen

Inside the Bathroom

The Seaside Club

Mosaic Home Care



Inside the Kitchen

- Roomy, open kitchens with big islands or peninsula layouts offering plenty of countertop space and storage, making it the perfect area for entertaining guests
- In matte white or taupe, handle-free modern flat-panel upper cabinets sit above lower Shaker-style cabinets, but not like the ones you grew up with
- Predominantly matte white and black detailing; white backsplash tile contrasts against the matte-black faucet and pulls
- Thin is in – quartz stone countertops sit above a Kohler enamelled cast iron sink
- Delta pull-down spray faucet in matte black
- Under-cabinet LED integrated task lights
- Appliances:
  - Whirlpool 30” bottom-freezer stainless-steel refrigerator with LED lighting
  - Option to add Fisher & Paykel bottom-mount stainless steel refrigerator
  - Whirlpool 30” electric slide-in convection range
  - Whirlpool 24” fully integrated dishwasher
  - Broan 30” stainless steel 250 CFM hood fan with halogen lighting
  - Option to add Panasonic microwave with stainless steel trim kit
  - Option to add Whirlpool 27” front-load stacked or side-by-side washer and dryer (home specific)



Inside the Bathroom

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## Specifications

### Seaside Masterplan

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### Inside the Home

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### Inside the Kitchen

[+](#)

### Inside the Bathroom

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- Matte taupe or white Shaker-style cabinetry
- Oversized porcelain tiles line the floor
- White porcelain rectangular sinks
- Deep soaker tubs in white acrylic
- Quartz stone countertops are found throughout, in a thin-profile finish
- Kohler single-lever faucets in polished chrome
- Kohler showerheads and handle sets in polished chrome
- White dual-flush toilet (high-efficiency)
- Integrated linear lighting above and below floating mirror in the master bathroom



### The Seaside Club

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### Mosaic Home Care

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# Specifications

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| Seaside Masterplan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | +                                                                                    |
| Inside the Home                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | +                                                                                    |
| Inside the Kitchen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | +                                                                                    |
| Inside the Bathroom                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | +                                                                                    |
| The Seaside Club                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | -                                                                                    |
| <ul style="list-style-type: none"> <li>Exclusive to Seaside residents, with over 10,000 sq ft of indoor and outdoor space</li> <li>Start the morning with laps around the Seaside Club pool or spend the afternoon cooling off with a dip on a hot and sunny summer day</li> <li>The fitness centre will include cardio machines, free weights and room for stretching – but, most importantly, it’s exclusive to Seaside residents</li> <li>The great room at Seaside may be one of our favourite spaces, with a really big table for hosting parties, a kitchen-bar and lounge space for relaxing</li> <li>Let the kids play in the breakout room; it’s fun for the whole family, both inside and out</li> <li>Dog wash for your furry friends</li> </ul> |  |
| Mosaic Home Care                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | +                                                                                    |



# Specifications

## Seaside Masterplan



## Inside the Home



## Inside the Kitchen



## Inside the Bathroom



## The Seaside Club



## Mosaic Home Care



- From technical questions to design details, our Home Care team conducts rigorous assessments of each home before you ever step inside. Our team is there to educate you about your new home and to provide support when you need it:
  - 1-Year Materials and Labour Warranty
  - 2-Year Materials and Labour Warranty for Distribution Systems
  - 5-Year Building Envelope Warranty
  - 10-Year Structural Warranty
- Mosaic's Home Care orientation program and on-call homeowner support

