



Images shown with optional features.

TORONTO

The twin unit Toronto Lodge is about luxurious family living with a fresh interior, including an optional alternative 'Butterscotch' design scheme, and a choice of two or three bedrooms. From the large wraparound dining seating, airy living area and state of the art kitchen, to the three-crossover bunk room* and clever storage solutions, it's a true home from home.

*Three-bed model only



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VELUX WINDOWS

Let the outside in with roof VELUX over kitchen units and main bathroom, providing natural light



WRAPAROUND DINING

'Helsinki' wooden dining table with comfortable wraparound corner seating and three dining chairs



ENTERTAINMENT UNIT

Including fireplace with 2kW Optiflame® feature fire, beneath a branded 40" TV with backlit shelving



U-SHAPED KITCHEN

Space maximising design with shaker style doors, breakfast bar with three stools, and quality appliances



Image shown with optional 'Butterscotch' soft furnishing scheme.



POWERFUL SHOWER

Thermostatic shower, maintaining exact water temperature for safe, relaxing showers



ORTHOPAEDIC BED

King-size master bed with Duvalay™ Alba Ortho mattress plus lift-up storage and feature panel above headboard



UTILITY CUPBOARD

Large walk-in cupboard housing boiler, freestanding washer dryer, storage and extractor fans



FLEXIBLE BEDROOMS

Choose from two or three-bed models, all with Duvalay™ mattresses. Three-bed model features three-crossover bunk room

FEATURES

EXTERIOR

- Residential specification enhanced to BS3632:2015
- 20ft twin unit with 10ft and 10ft split
- Strong I Beam twin-axle chassis with galvanised finish warranted for 10 years
- Bonded 'sandwich' exterior wall construction for greater strength
- Coated steel pantile roof
- CanExel high density wood composite cladding with durable realistic woodgrain texture in 'Timberwolf' and 'Mist Grey' with anthracite glazing
- Front 'Aspect' French doors
- Large front feature window to dining area/front offside
- uPVC windows with push-button security locks
- PVC gutters and down pipes
- Low energy exterior light and downlights under front eaves
- Exterior 240V mains socket

INSULATION

- Excellent thermal performance and sound insulation:
 - 'Thermaglas' uPVC double glazed windows and doors with improved thermal rating
 - 100mm composite SIPs (Structural Insulated Panel) floor
 - 200mm insulation in roof
 - 95mm insulation in walls
- Lagged underfloor pipes

INTERIOR

- 'Zodiac' soft furnishing scheme
- 30kW gas combi-boiler central heating and hot water system
- Wireless programmable room thermostat
- Radiator thermostats
- Luxury carpet with underlay throughout
- **NEW** dark grey 'French Oak' laminate effect vinyl flooring in kitchen and dining area
- Modern planked ceiling system gives a smoother finish with one central beam
- Interior side wall height 7ft (2.13m)
- Low energy LED ceiling lights throughout
- 'Nebraska Oak' woodgrain
- USB double socket
- Good provision of double electric sockets throughout
- 'Loft' style feature wall with display table and shelf in hallway

LOUNGE

- Freestanding 2 and 3 seater sofas with separate chair, bolsters and scatter cushions
- Feature coffee table with 2 cube stools stored underneath
- Dedicated entertainment unit featuring:
 - LED backlit shelving to both sides
 - Fireplace with 2kW Optiflame® feature fire
 - Branded 40" TV over fireplace and Sky TV cable for connection only
 - Dedicated shelving and sockets for DVD player
- Contemporary shelving style and clear acrylic feature wall divide near entrance door
- Full height feature radiator
- Large wall mirror

KITCHEN / DINING

- Large 'U' shape matte kitchen with shaker style doors, breakfast bar and 3 stools to one side
- Pop-up socket provision in worktop
- Glass fronted electric oven and grill
- Curved glass extractor fan unit with lights
- 5-burner gas hob with central wok burner and electronic ignition
- A+ rated double door integrated fridge and freezer
- Integrated microwave oven with digital controls
- Wine cooler
- A+ rated integrated 12 place setting dishwasher
- 1½ premium black granite effect sink/drainage with matte black tap
- 40mm laminate worktops with matching upstands
- Soft close drawers
- 'Helsinki' wooden dining table with wraparound corner seating and 3 dining chairs
- 'Loft' style feature wall in dining area
- Roof VELUX over kitchen units
- Large walk-in cupboard housing boiler, freestanding washer / dryer, coat hooks, shoe shelving, 2 extractor fans and storage

BATHROOM(S)

- Stone effect vinyl flooring in bathroom(s)
- Shower cubicle with thermostatic shower in main bathroom and en suite (3 bed model only)
- Shower cubicle with thermostatic shower in main bathroom and bath in en suite (2 bed model only)
- Metallic silver vanity splashbacks
- LED illuminated vanity mirrors with infrared sensor and demisting pad
- Dual flush WC with soft close toilet seat
- Chrome finish towel radiators
- Extractor fan in main bathroom and en suite
- Roof VELUX in main bathroom

MASTER BEDROOM

- King-size double bed in main bedroom with lift up storage, feature panel above headboard and overhead lockers
- King-size Duvalay™ Alba-Ortho; high-quality orthopaedic mattress providing enhanced orthopaedic care and support for backs, and topped with the finest springy wool for comfort and durability
- Ottoman for extra storage with upholstered seat top (3 bed model only)
- Large wardrobe with opening mirrored doors and concealer drawer unit (3 bed model only)
- Vanity unit with mirror, drawer unit, cube stool and overhead TV position (3 bed model only)
- 2 bed model features **NEW** separate dressing room with wardrobe, drawers and dressing table

BEDROOMS

- Duvalay™ mattress with Crib 5 rated fabric (3ft wide single beds)
- Padded headboard(s)
- Curtains and voiles with poles
- Twin bedroom featuring double wardrobe with drawers and overhead lockers for additional storage, and vanity area with mirror, shelf, socket and cube stool (twin beds can be made into double bed by removing bedside unit)
- 3 bed model features unique bunk room with 3 single crossover beds, high level single wardrobe with shelving, vanity mirror with shelf and socket, and storage drawers
- TV sockets & Co-Ax to all bedrooms plus booster

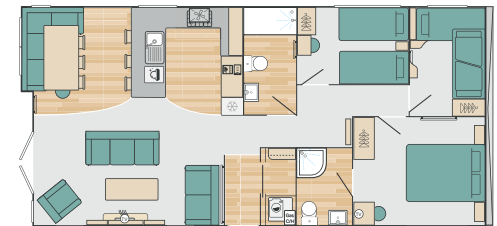
OPTIONS

- 'Mist Grey' CanExel cladding with anthracite glazing
- 'Sierra Brown' CanExel cladding with anthracite glazing
- 'Acadia Green' CanExel cladding with anthracite glazing
- Shaving socket in bathroom
- Premium comfort 22" high queen-size air bed with built-in electric pump for additional sleeping space
- Exterior opening door to master bedroom
- **NEW** Alternative 'Butterscotch' soft furnishing scheme

FLOORPLANS



40' x 20' - 2 Bedroom



42' x 20' - 3 Bedroom

STANDARD FEATURES



Galvanised Chassis



Double Glazing



Central Heating Boiler



Cooker



Fridge Freezer



Microwave



Dishwasher



Wine Cooler



Washer/Dryer



Branded TV



Electric Fire



Wardrobe



Duvalay™

BED SIZES

Model size	Bedrooms	Double	Twin	Rear bunk room
40' x 20'	2	2.02m x 1.52m (6'8" x 5'0")	1.83m x 0.92m (6'0" x 3'0")	-
42' x 20'	3	2.02m x 1.52m (6'8" x 5'0")	1.83m x 0.92m (6'0" x 3'0")	1.83m x 0.92m (6'0" x 3'0")

3D floorplan is an illustration of the 3 bedroom model only.

• 'Helsinki' wooden dining table with wraparound corner seating and 3 dining chairs

• 'Loft' style feature wall

• Large 'U' shape matte kitchen with shaker style doors, breakfast bar and three stools, 5-burner gas hob with wok burner, integrated fridge and freezer, microwave oven, dishwasher and wine cooler

• Spacious bedroom with coordinated furnishings and Duvalay™ mattresses with Crib 5 rated fabric

• Unique bunk room featuring 3 single crossover beds, high level single wardrobe with shelving, and vanity mirror with shelf and socket

• Comfortable freestanding sofas

• Large walk-in cupboard housing boiler, freestanding washer / dryer, coat hooks, shoe shelving, 2 extractor fans and storage

• En suite shower room with towel radiator and illuminated vanity mirror

• King-size Duvalay™ Alba-Ortho high-quality orthopaedic mattress, ottoman, mirrored wardrobe and vanity unit with overhead TV position

