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# **PRICE LIST**

## **Bungalow**

**Approx. 1609 sq ft**

2 Car Garage, 2 Beds + Office, 2 Baths \$650,000

## **Lagonda Model**

**Approx. 1953 sq ft**

2 Car Garage, 3 Beds, 2.5 Baths \$740,000

## **Hermosa Model**

**Approx. 2269 sq ft**

2 Car Garage, 4 Beds, 2.5 Baths \$755,000

## **Lavender Model**

**Approx. 2335 sq ft**

2 Car Garage, 4 Beds, 3.5 Baths \$760,000

## **Mutuo Model**

**Approx. 2391 sq ft**

2 Car Garage, 4 Beds, 3.5 Baths \$765,000

## **Santa Cruz Model**

**Approx. 2451 sq ft**

2 Car Garage, 4 Beds, 2.5 Baths \$770,000

2 Car Garage, 4 Beds, 3.5 Baths \$780,000

## **Asten Model**

**Approx. 2614 sq ft**

2 Car Garage, 4 Beds, 2.5 Baths \$820,000

2 Car Garage, 4 Beds, 3.5 Baths \$830,000

## **Aqua Model**

**Approx. 2719 sq ft**

2 car garage, 4 Beds, 3.5 Baths \$880,000

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## 1. CONCRETE WORK

- a) Poured 9" concrete foundation walls with heavy duty damp-proofing wrap.
- b) 5" concrete porch floors , 4" Concrete floors in garage and 3" concrete floors in basement
- c) Concrete driveway. **NOTE:** Driveway and walks to be graveled until, in the vendor's opinion, it is properly consolidated, at which time it will be surfaced, but no later than 12 months after closing.

## 2. CONSTRUCTION

- a) Frame construction; 2x6 exterior stud walls on 16" centers with OSB exterior sheathing and 2 x 4 interior stud walls with floor joists as per blueprints.
- b) Exterior to be brick veneer and siding as per plan.
- c) Interior stud walls of living area to have 1/2" drywall.
- d) Asphalt shingles -25 year manufacturer's warranty.
- e) Aluminum soffit, fascia, and eaves trough.

## 3. DOORS AND WINDOWS

- a) Double-glazed, white or colour(exterior only) vinyl clad windows as per plan.
- b) Fully insulated exterior doors.
- c) Garage doors are insulated (R6). Size as per architectural drawings
- d) Three 51 x 32 inch white windows in the basement as per drawings
- e) 6' wide slider patio door
- f) Fiberglass, paint grade front door

## 4. PLUMBING

- a) White plumbing, chrome fixtures with center control faucets or lever handle faucets in all bathrooms.
- b) Double stainless steel sink in kitchen with pull out faucet.
- c) Pressure balancing faucets in all bathrooms.
- d) Water meter installed by P.U.C. according to P.U.C. Policy-location determined by P.U.C.
- f) Free standing tub with deck faucet as per drawing in the ensuite.
- g) Glass shower with pull door and ceramic wall/flooring in the ensuite.
- h) Tiled shower walls with pan base and slider glass door in 2<sup>nd</sup> ensuite, one piece tub in 3<sup>rd</sup> ensuite as per drawing.
- i) Comfort height toilets with shut off valves in all bathrooms.
- k) 2 exterior water taps
- l) Pedestal sink in powder room as per drawings.
- m) Plumbing rough in for dishwasher
- n) Rough in for 3pc future bathroom in basement as per drawing.

## 5. HEATING AND DUCTWORK

- a) High efficiency Gas Furnace.
- b) A/C installed
- c) Gas meter installed by Enbridge according to Enbridge Policy -location determined by Enbridge.
- d) HRV installed
- e) Linearelectrical fireplace with full heigh tiled accent wall. (as per builder standard)
- f) Digital programable thermostat as per builder standard.

## 6. ELECTRICAL WORK

- a) 200 Amp service.
- b) Decora light switches in all areas.
- c) Two outside, weather proof receptacles.
- d) Electrical stove and dryer outlets
- e) Stainless Steel chimney rangehood installed
- f) Choice of light fixtures. Allowance of \$1500.00 (includes allowance for pot lights and door-chime). All Lights and bulbs are from builder's vendor only.
- g) Under cabinet LED lights in the kitchen are included in the purchase price
- h) Prewire **6 outlets** telephone , television and internet.
- i) 10 LED pot lights on the **main floor** included in the purchase price.
- j) Electrical rough in for dishwasher.
- k) HDMI port for tv connection provided above fireplace.

## 7. WATER HEATER

- a) Installation of electric and natural gas hot water heater on a rental basis. **The Purchaser agrees to assume the rental contract from the Vender upon completion of this transaction.**

## 8. MASONRY WORK

- a) Choice of colour from Builder's sample. Vendor does not warrant reclaimed brick. Purchaser responsible for additional labor charges if brick selected is not CSR size, clay brick.

## 9. INTERIOR TRIM

- a) Baseboard and casings to be painted, colonial type, all doors to be painted, series 800 style.
- b) All closets to have single wire shelving except linen closet which will have 4 rows.
- c) All first to second floor stairs to have wrought iron spindles and oak handrail. Treads to be of carpet grade (non oak).
- d) All basement stairs to be open riser type with paint grade handrail (unfinished).

# Glencoe Standards

## 10. PAINTING AND DECORATION

- a) Semi-gloss paint on all doors and trim - primer plus two coats.
- b) Flat finish paint on all walls in living area - primer plus two coats.
- c) Garage walls to be drywalled and taped.
- d) All living area ceilings to be "orange peel" textured finish except Bathrooms.
- e) Vendor not responsible for variations in stain colors and shades due to grain variation in wood.
- t) Painting to include a maximum of 3 colors. Extra charges apply for dark colors. An additional charge of \$800.00 per color over 3 colors will be applied. An additional charge of \$500.00, minimum, per room will be charged for dark color.

## 11. KITCHEN AND BATHROOM CABINETS

- a) Kitchen cabinets, laundry and bathroom vanities including countertops as per design.
- b) Countertops in kitchen, Ensuite and main bath are Granite or Quartz – choice of colours from Builder's samples
- c) "Soft close" for all cabinet doors and drawers,
- d) Backsplash to stop under upper cabinets (as per kitchen design). Install pattern either staggered or stacked.

## 12. FLOORING

- a) Engineered hardwood flooring throughout the main floor except for: mudroom, powder room and entrance way. (as per builder flooring layout)
- b) Tiled areas are all bathrooms, mud rooms, front foyer, and laundry rooms where applicable depending on model selection, all tiles are 12x24
- c) All bedrooms, upper hall and upper closets will be carpeted (choice of 2 colours) with under-pad
- d) All flooring is from builder standard selections and suppliers
- e) Carpet stairs from main floor to second floor, oak railing with metal spindles. (as per builder standard)

## 13. MIRRORS

- a) Full vanity width mirrors are provided over all bathroom sinks.

## 14. LANDSCAPING

- a) Lot to be sodded within one year of closing.

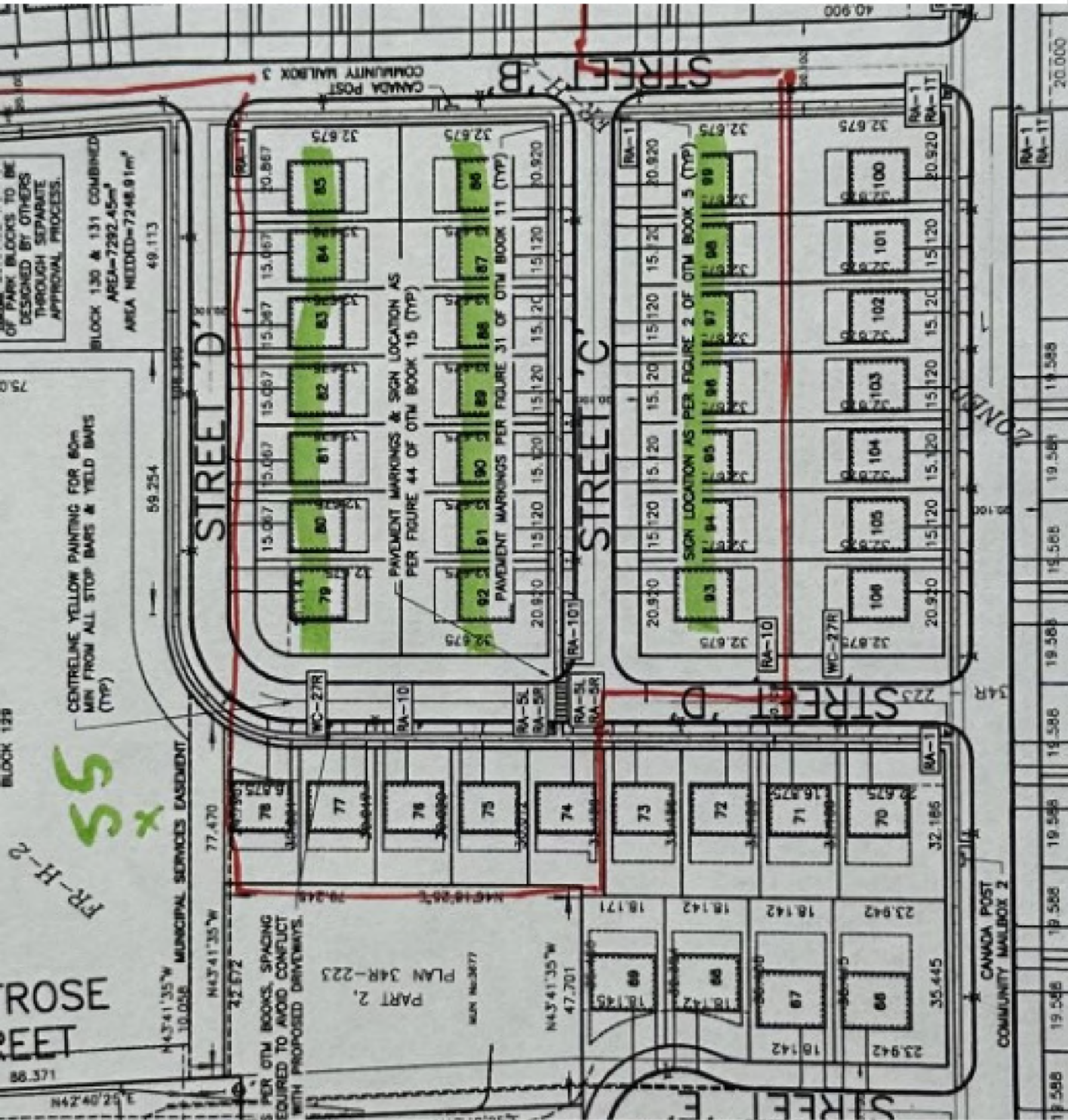
## 15. MISCELLANEOUS

- a) Vendor reserves the right to substitute all material with that of equal or better quality and also reserves the right to carry out construction modifications necessitated by construction techniques or availability of material.
- b) NO alterations, additions or deletions to the contract shall be made by the Purchaser unless provided for in a Change Order signed by both Purchaser and Vendor.
- c) **It is understood by the purchaser that all items shown in model homes, other than listed above, are for display purposes and are not included in the purchase price.**
- d) The Vendor shall register the home under the Ontario New Home Warranty Program and the Buyer shall be responsible to pay the enrollment Fee.
- e) In order to facilitate prompt reporting of Final Adjustments, any alterations carried out in the week prior to closing must be paid in advance.
- f) The vendor and purchaser agree that if the Municipal, Provincial or Federal Government imposes any new or additional tax, levy, fee, capital contribution, impost or similar charge between the date of closing and acceptance of this contract, which is payable by the Vendor, then the Purchaser agrees that the Purchase Price and the balance due on closing the transaction shall be increased by the amount of the new, additional or increase tax, levy, fee, capital contribution, impost or similar charge.

## 16. GENERAL

- a) **The vendor does not supply and/or install any appliances (e.g. washing machine, dryer, dishwasher, stove, refrigerator, etc.) unless specified in the attached specifications.**
- b) The purchaser acknowledges that the vendor does not provide warranty whatsoever for condensation or damage caused by condensation in any area of the home or garage. This includes skylights, windows, window sills, and interior finishes. The vendor will not be responsible for the repair, replacement or finishing of any such damaged areas.
- c) Marble and Granite are subject to variations, natural defects, and minor imperfections.
- d) The vendor does not warranty whatsoever any finish on any brass or brass coated items supplied by either the vendor or the purchaser.
- e) The vendor does not warranty whatsoever with respect to spalling or flaking of concrete finishes caused by salt or other corrosive materials.
- f) The vendor will not be responsible for any damage due to freezing of exterior water taps where the correct drainage procedure has not been carried out prior to cold exterior temperatures.
- g) The Vendor does not warranty in any way reclaimed brick or previously used brick. Any deficiencies or deterioration in reclaimed or previously used bricks will be the responsibility of the purchaser.

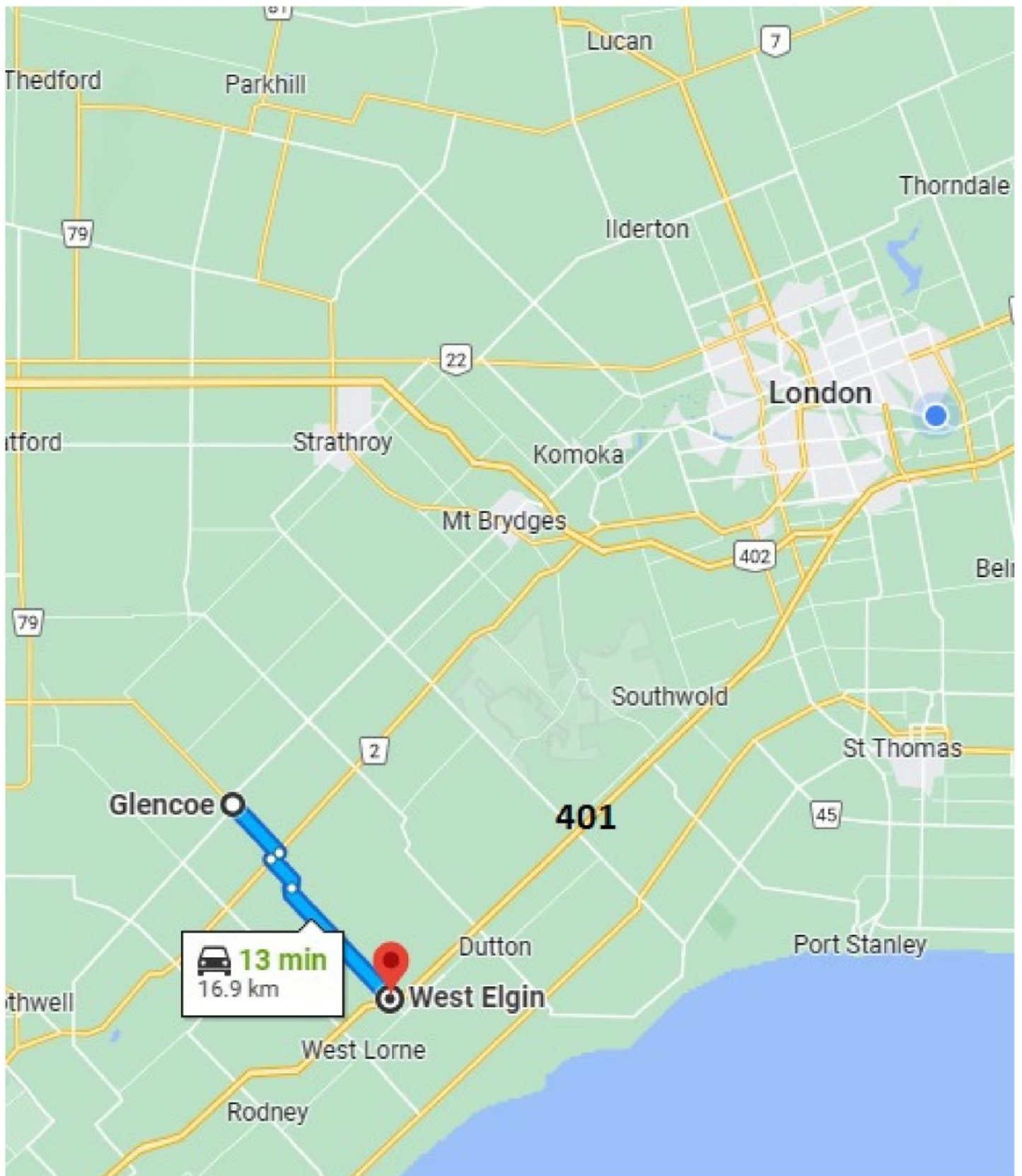
# PHASE 1 - LOTS



# GLENCOE, ONTARIO

Just 30 - 35 minutes from London

also just 13 minutes from the 401





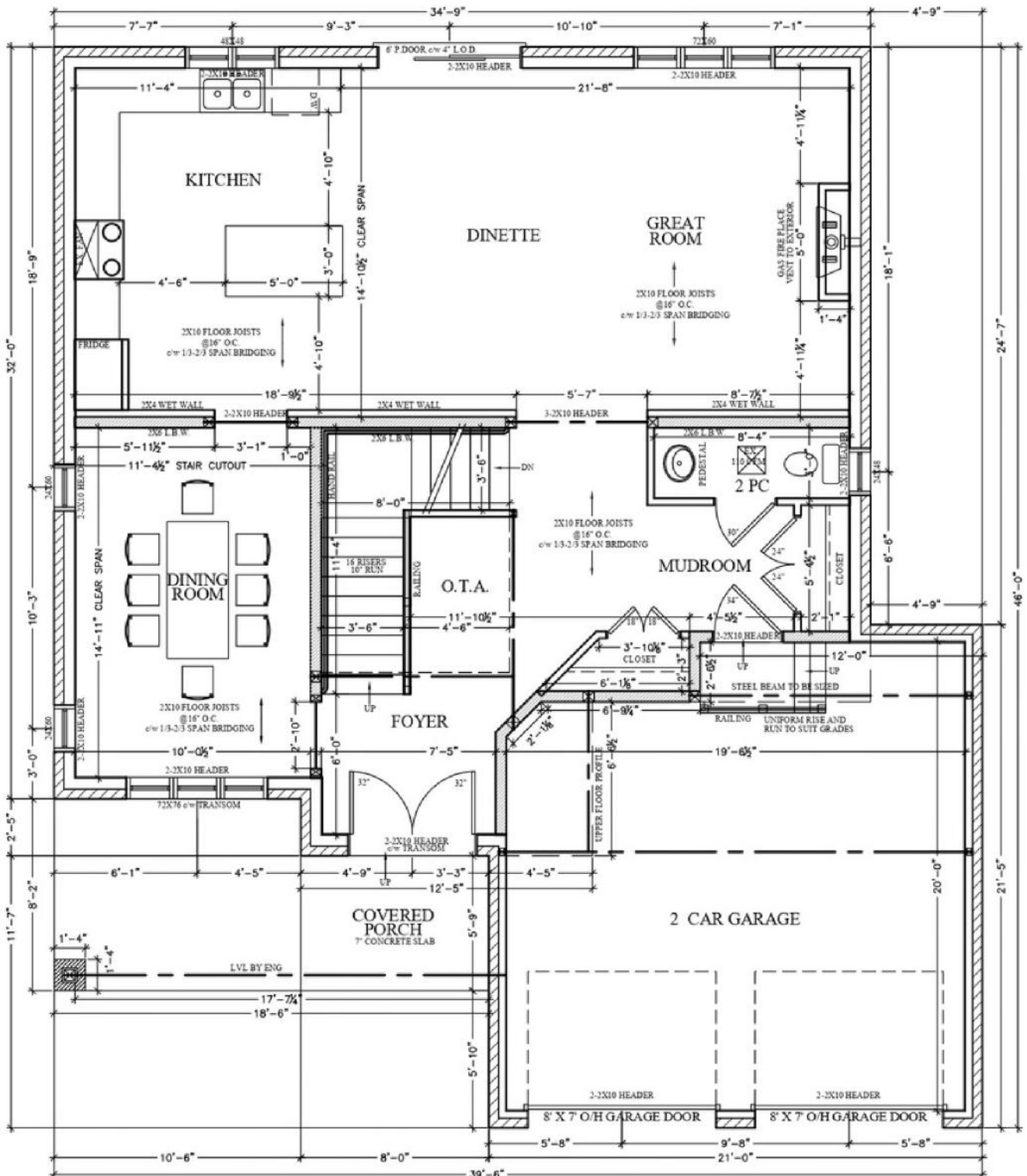
# Lagonda Model

## MAIN FLOOR PLAN

LAGONDA MODEL

N.T.S.

MAIN FLOOR 1051 sq.ft.





# Lagonda Model

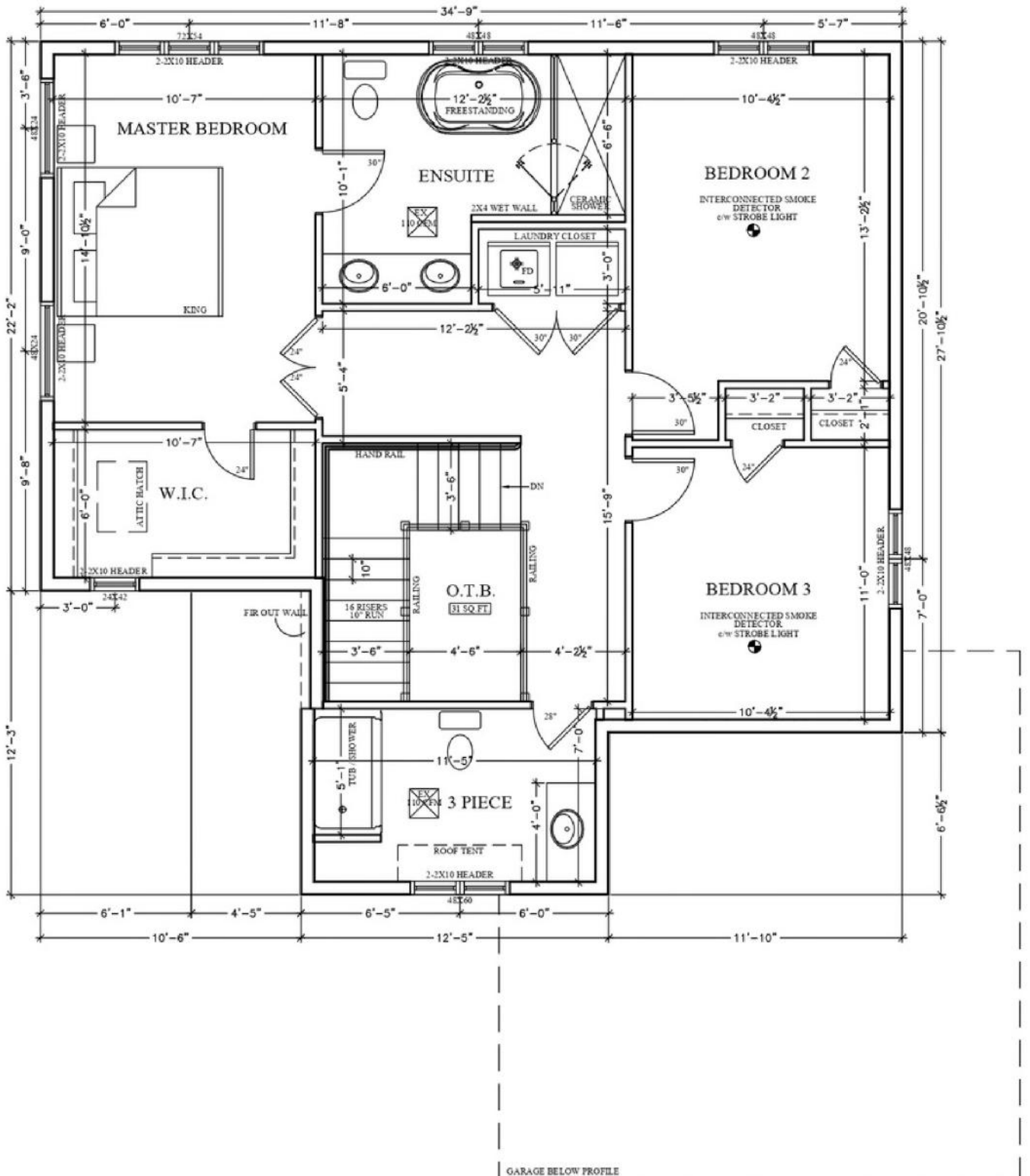
## UPPER FLOOR PLAN

LAGONDA MODEL

N.T.S.

UPPER FLOOR 902 sq.ft.

TOTAL 1953 sq.ft.

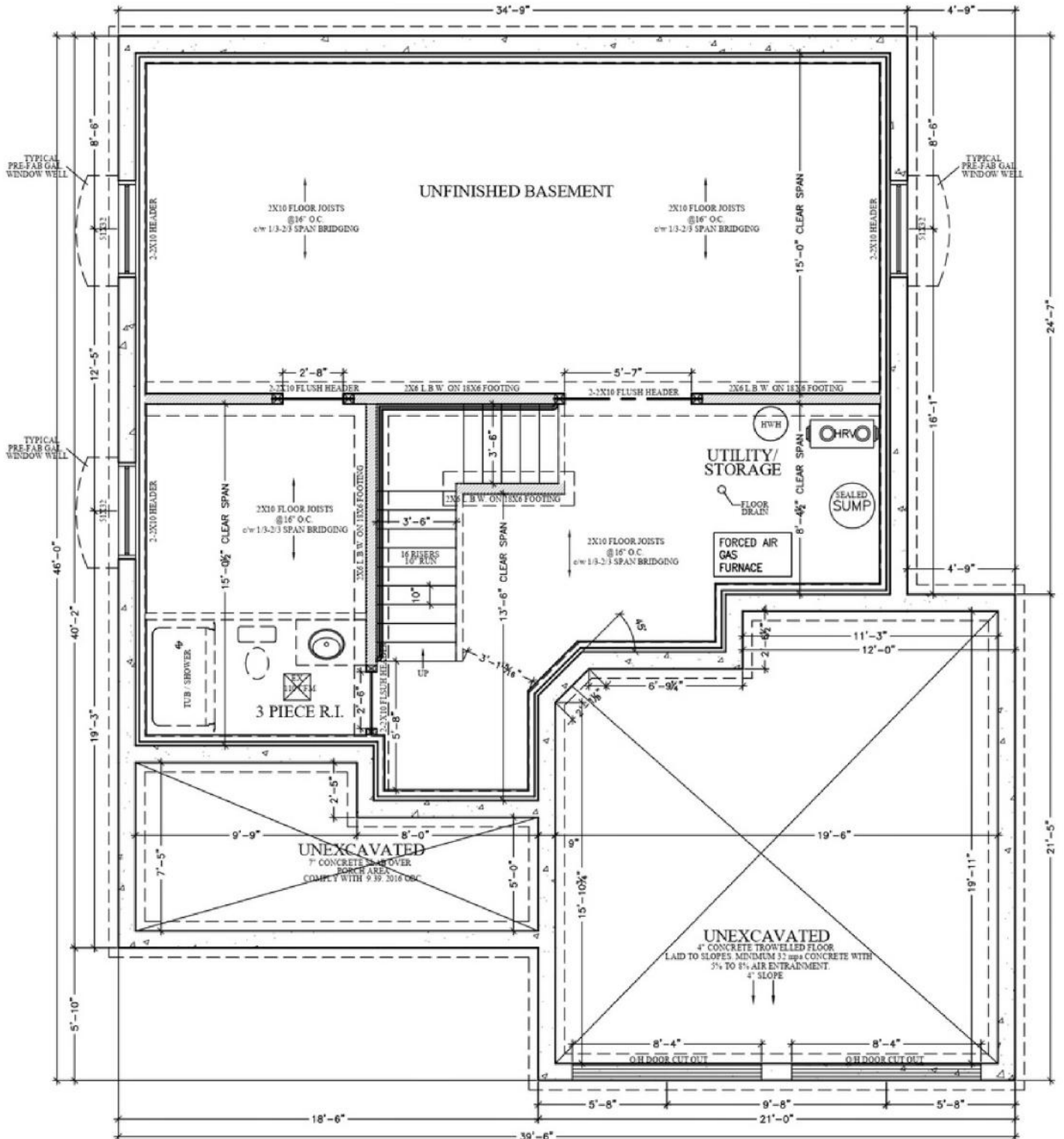


# Lagonda Model

## FOUNDATION PLAN

LAGONDA MODEL

N.T.S.



# Hermosa Model

## Front Elevation

Approx. 2269 Sq Ft

FRONT ELEVATION  
HERMOSA MODEL N.T.S.

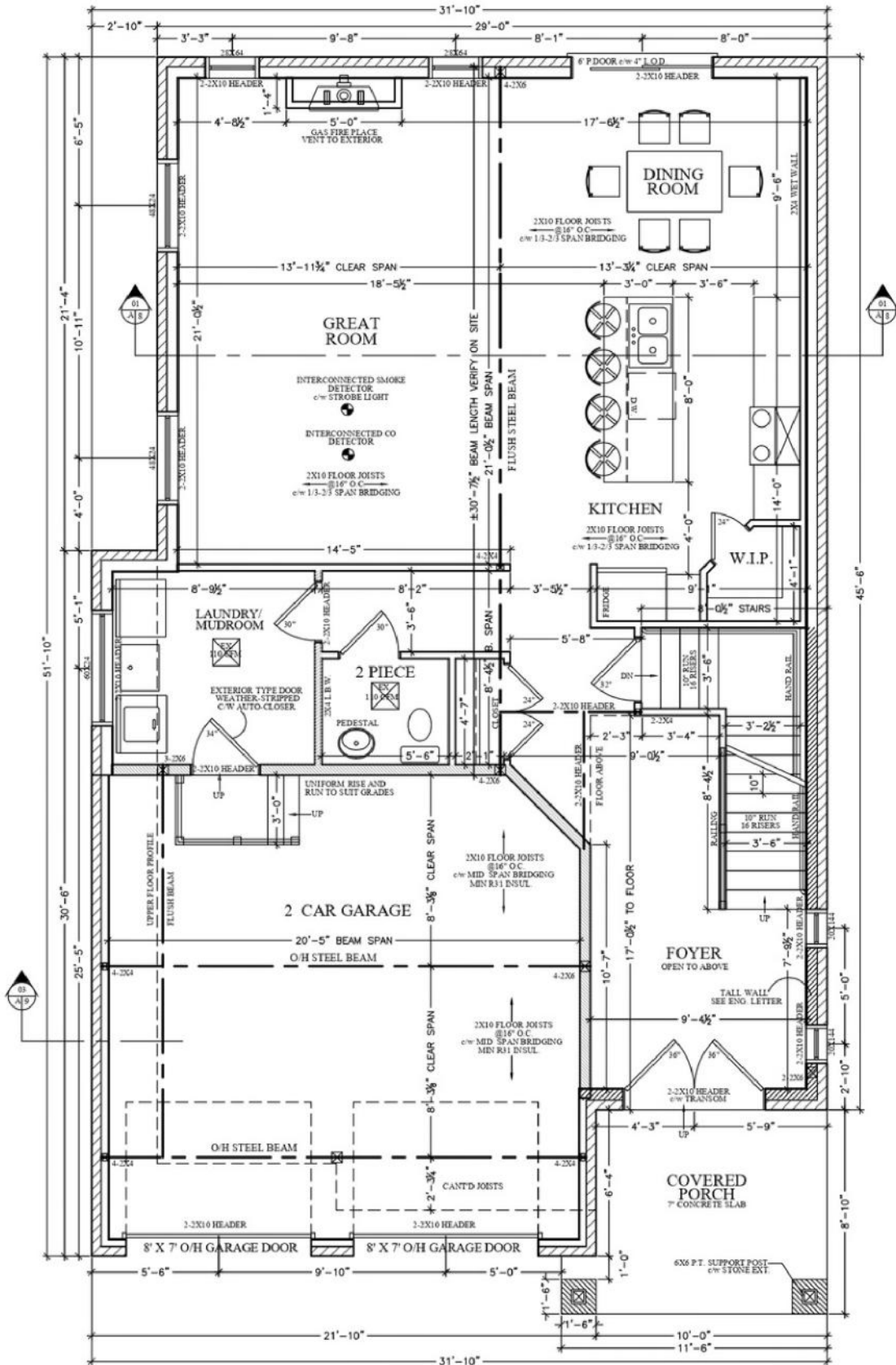


# Hermosa Model

## MAIN FLOOR PLAN

HERMOSA MODEL N.T.S.

MAIN FLOOR 1087 sq.ft.



# Hermosa Model

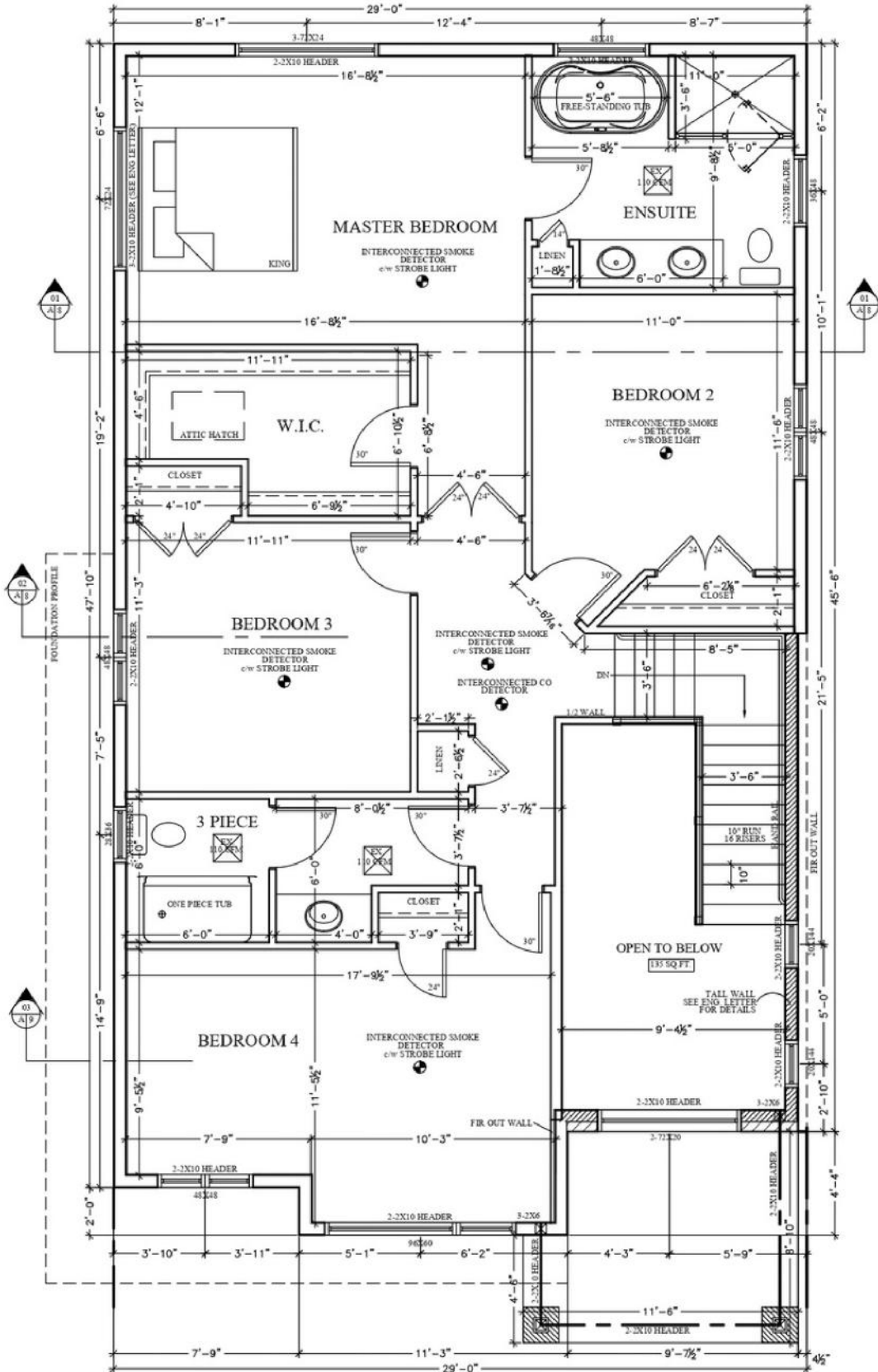
UPPER FLOOR PLAN

HERMOSA MODEL

N.T.S.

UPPER FLOOR 1182 sq.ft.

TOTAL 2269 sq.ft.





# Lavender Model

Traditional Elevation

Approx. 2335 Sq Ft



# Lavender Model

## Contemporary Elevation

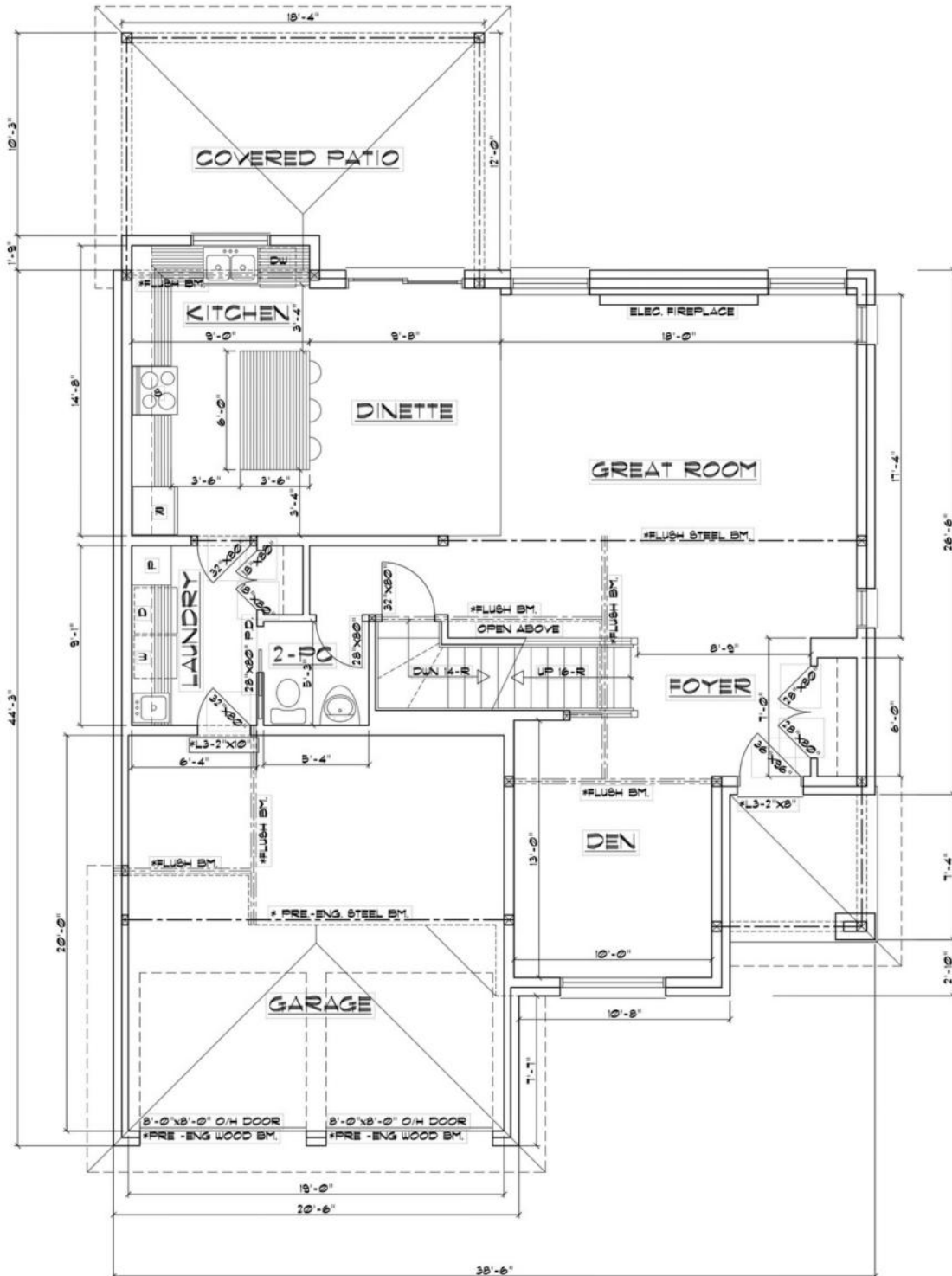
Approx 2335 Sq Ft





# Lavender Model

## First Floor Layout

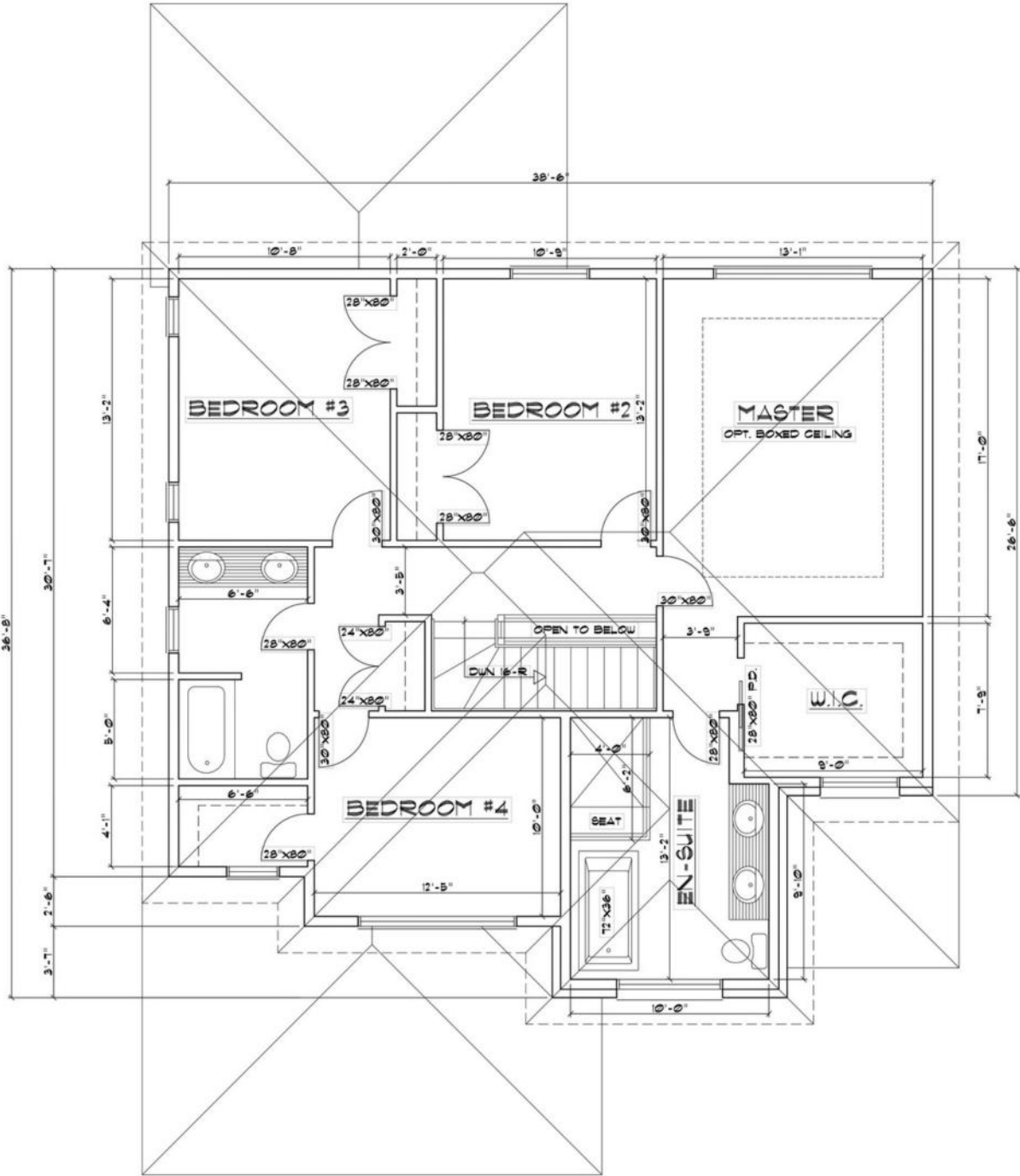


**LAVENDER**  
**FIRST FLOOR PLAN**  
 APPROX. 1095 SQ. FT.  
 TOTAL APPROX. 2335 SQ. FT.

# Lavender Model

## Second Floor Option 1

2 Bathrooms



**LAVENDER**

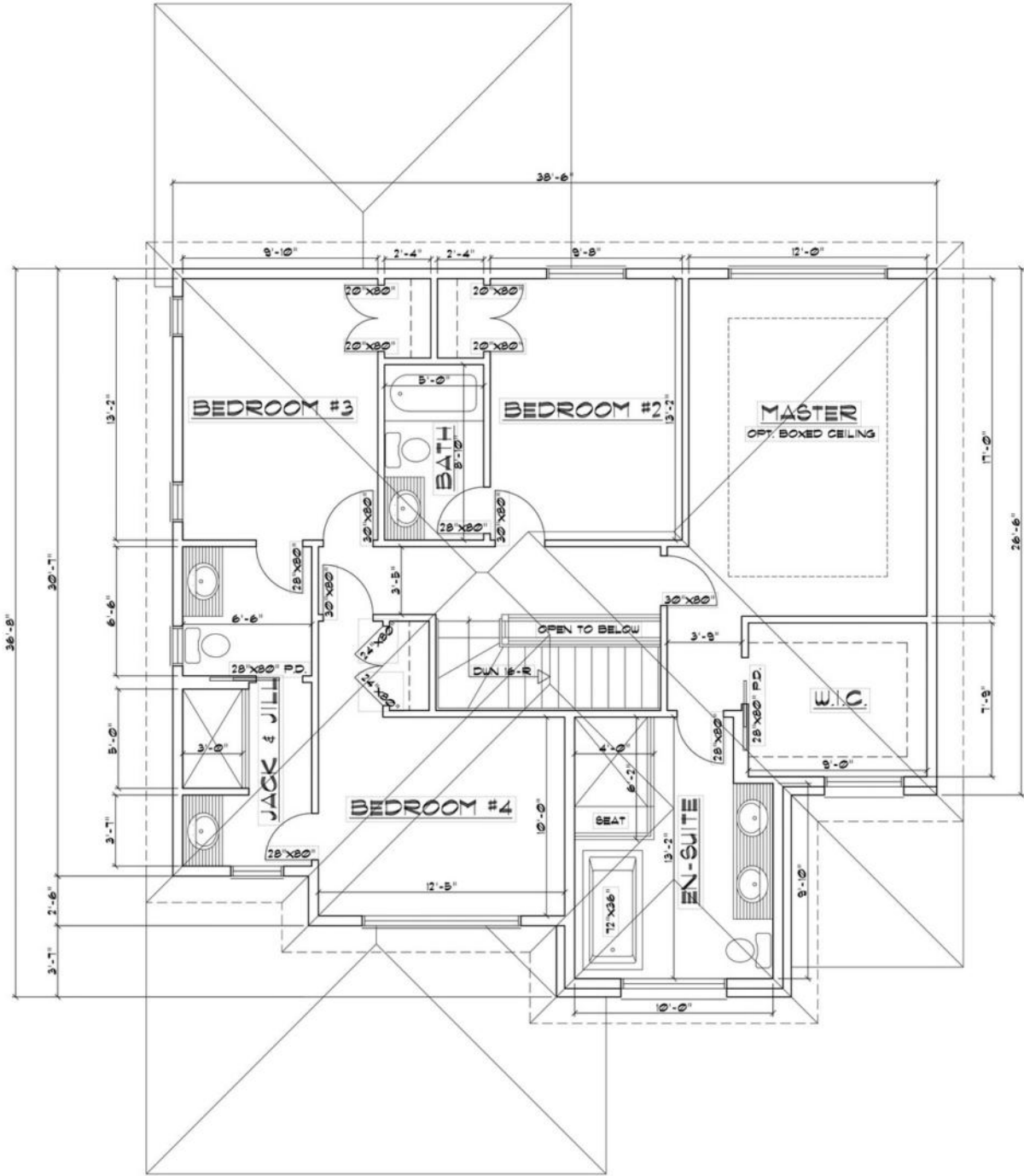
**SECOND FLOOR PLAN OPTION #2**

APPROX.-1246 (GROSS) 1025 SQ. FT.  
 APPROX.-1240 (NET) SQ. FT.  
 TOTAL APPROX.-2335 SQ. FT.

# Lavender Model

## Second Floor Option 2

3 Bathrooms



**LAVENDER**

**SECOND FLOOR PLAN OPTION #1**

APPROX.-1246 (GROSS) 1095 SQ. FT.  
 APPROX.-1240 (NET) 89 FT.  
 TOTAL APPROX.-2335 SQ. FT.

# Mutuo Model

## Option 1 - Elevations

Approx. 2391 Sq Ft

**FRONT ELEVATION 1**  
MUTUO MODEL  
OPTION 1



**FRONT ELEVATION 2**  
MUTUO MODEL  
OPTION 1



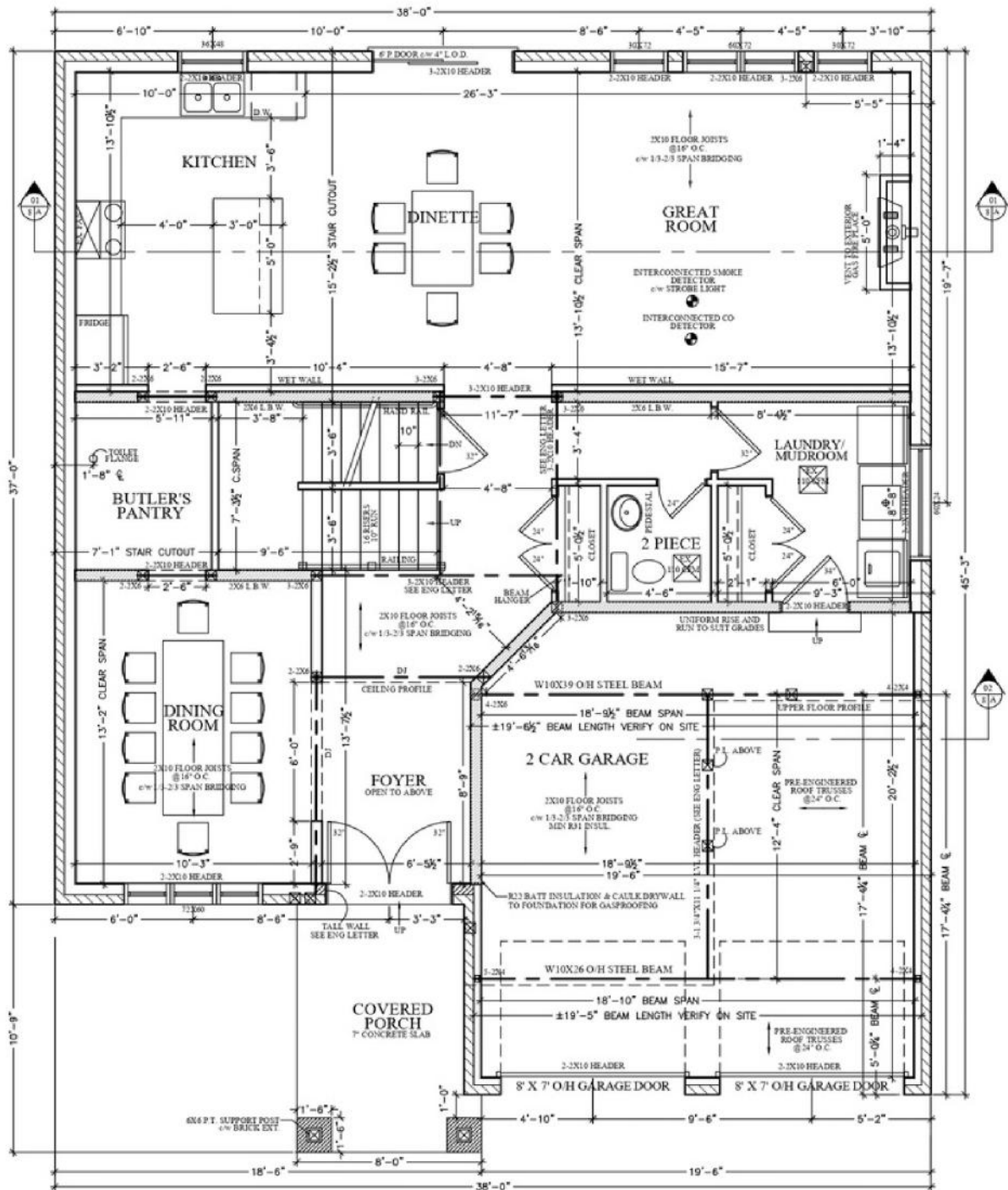
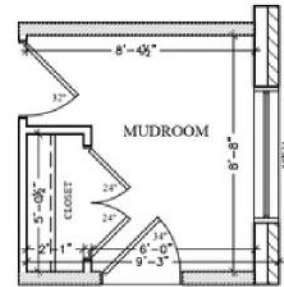
# Mutuo Model

## Option 1 - First Floor

### MAIN FLOOR PLAN

MUTUO MODEL N.T.S.  
OPTION 1

MAIN FLOOR 1164 sq.ft.



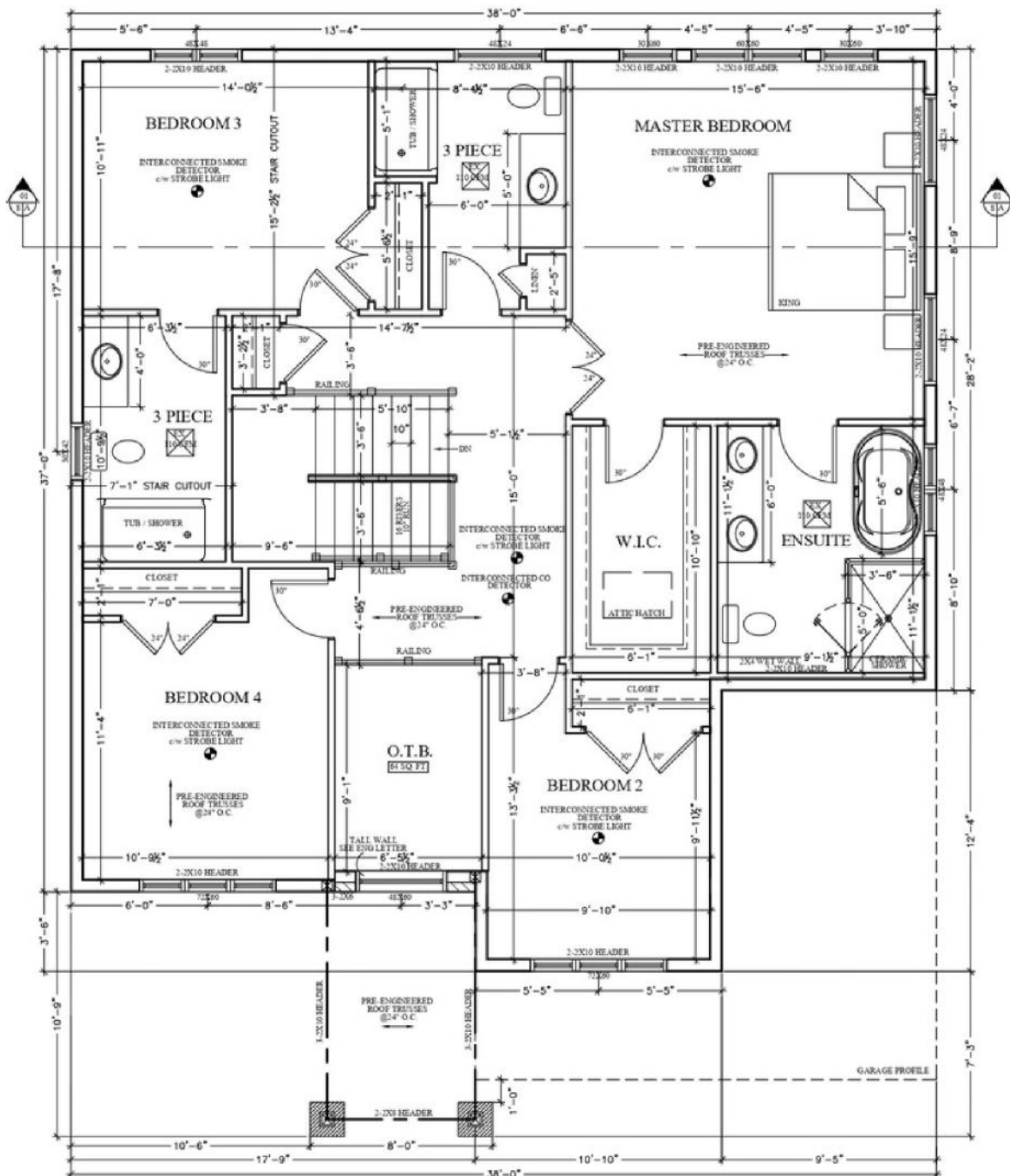
# Mutuo Model

## Option 1 - Second Floor

### UPPER FLOOR PLAN

MUTUO MODEL N.T.S.  
OPTION 1

UPPER FLOOR 1227 sq.ft.  
TOTAL 2391 sq.ft.





# Santa Cruz Model

## Option 1 - Elevations

Approx. 2451 Sq Ft

**FRONT ELEVATION 2**  
LUCAN-SANTA CRUZ  
OPTION 1 N.T.S.



**FRONT ELEVATION**  
LUCAN-SANTA CRUZ  
OPTION 1 N.T.S.







# Santa Cruz Model

## Option 1 - Second Floor

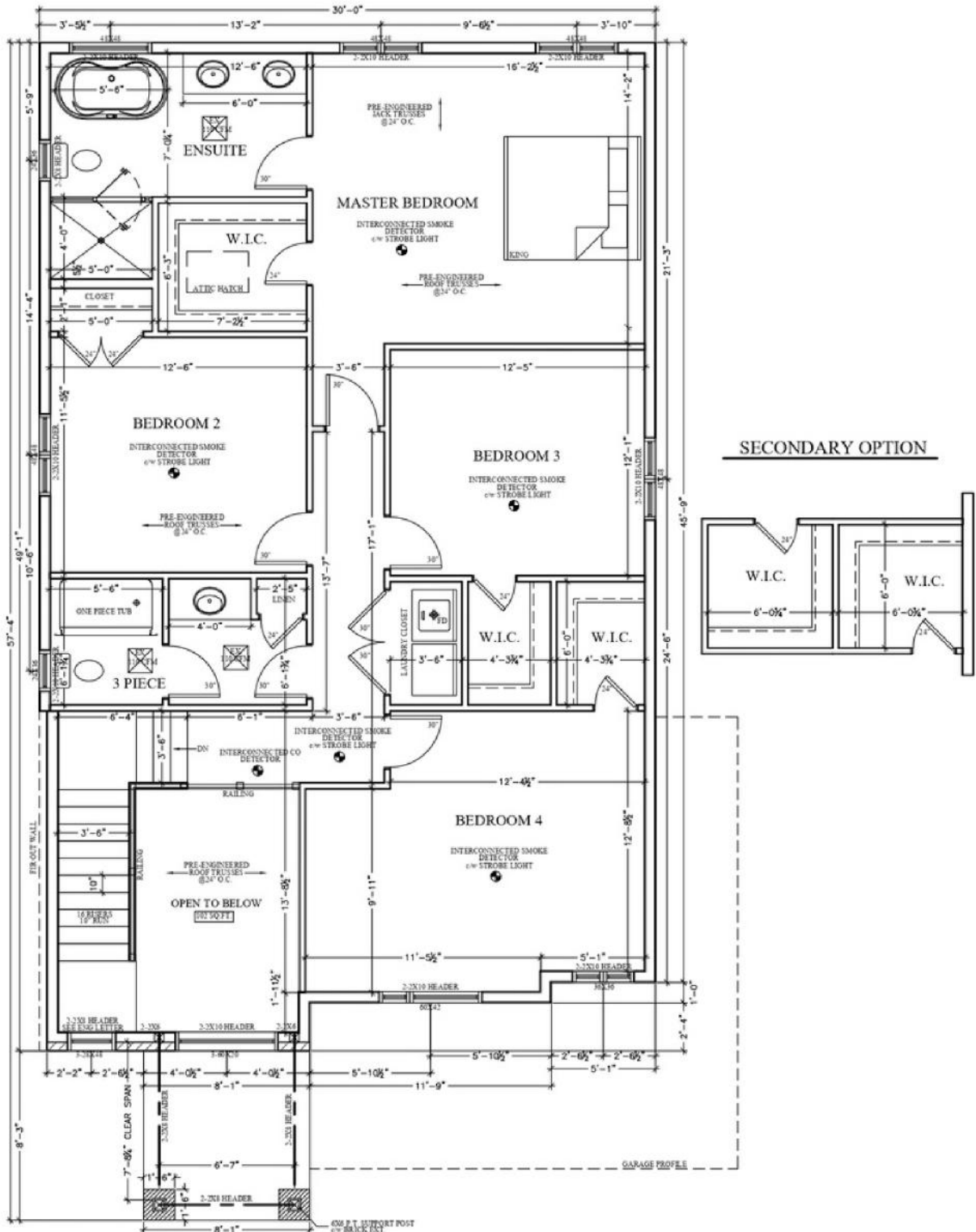
UPPER FLOOR PLAN

LUCAN-SANTA CRUZ  
OPTION 1

N.T.S.

UPPER FLOOR 1238 sq.ft.

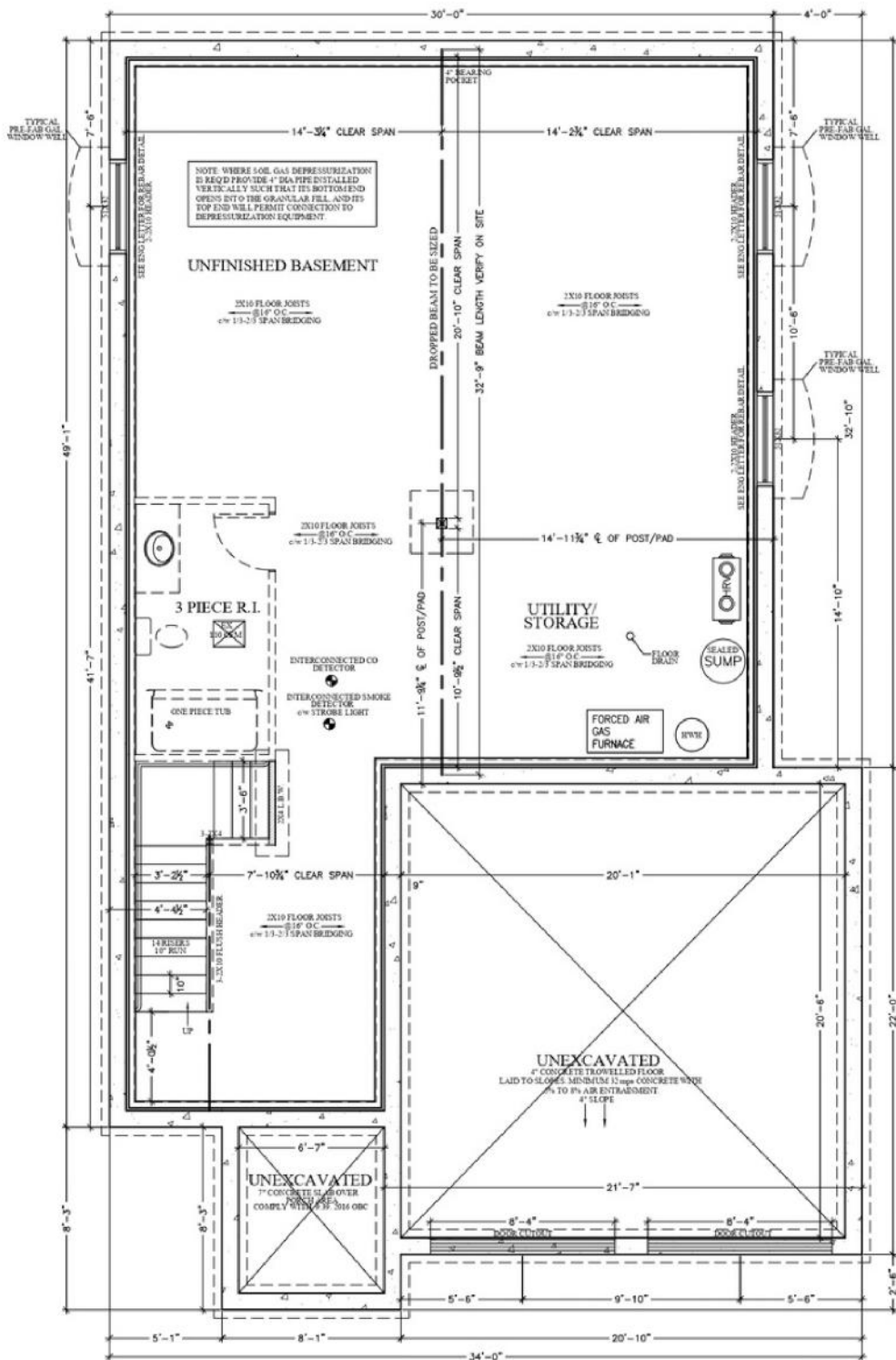
TOTAL 2451 sq.ft.



# Santa Cruz Model

## Option 1 - Basement Layout

FOUNDATION PLAN  
 LUCAN-SANTA CRUZ N.T.S.  
 OPTION 1



# Santa Cruz Model

## Option 2 - Elevations

Approx. 2451 Sq Ft

**FRONT ELEVATION 2**  
LUCAN-SANTA CRUZ  
OPTION 2 N.T.S.



**FRONT ELEVATION**  
LUCAN-SANTA CRUZ  
OPTION 2 N.T.S.



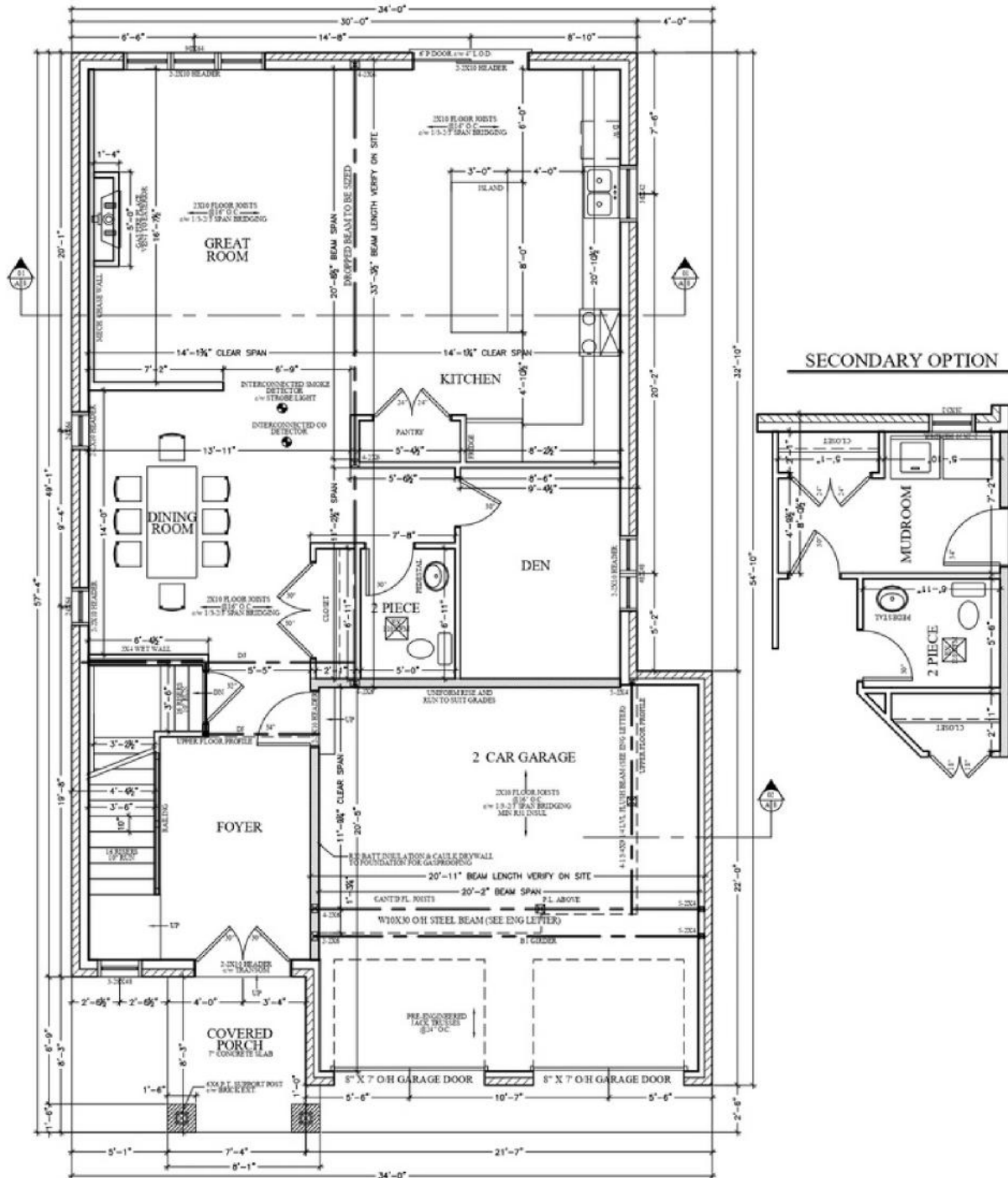
# Santa Cruz Model

## Option 2 - First Floor

### MAIN FLOOR PLAN

LUCAN-SANTA CRUZ N.T.S.  
 OPTION 2

MAIN FLOOR 1213 sq.ft.



# Santa Cruz Model

## Option 2 - Second Floor

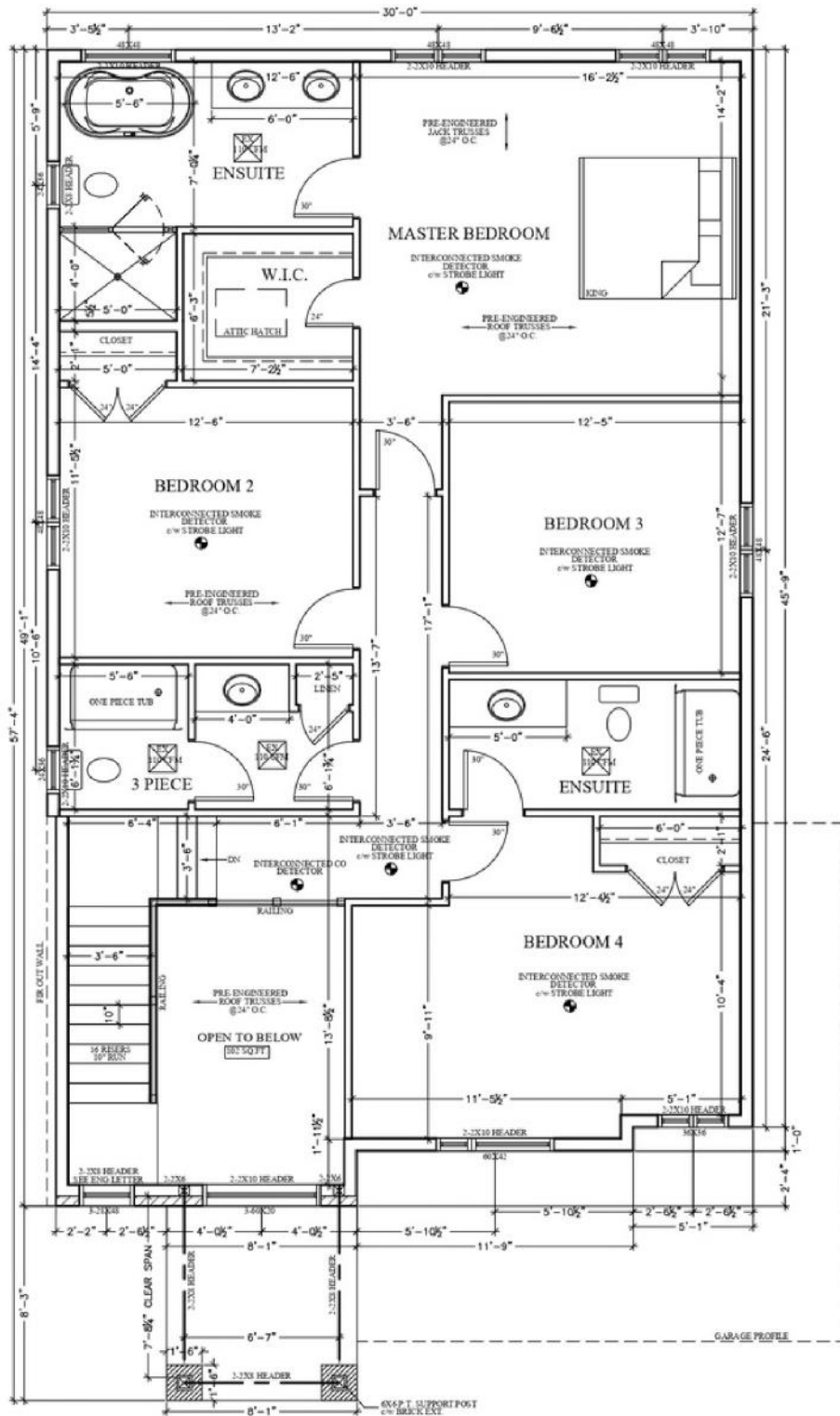
UPPER FLOOR PLAN

LUCAN-SANTA CRUZ  
OPTION 2

N.T.S.

UPPER FLOOR 1238 sq.ft.

TOTAL 2451 sq.ft.





# Asten Model

## Option 1 - Elevations

Approx. 2614 Sq Ft

FRONT ELEVATION 1  
ASTEN MODEL N.T.S.  
OPTION 1



FRONT ELEVATION 2  
ASTEN MODEL N.T.S.  
OPTION 1





# Asten Model

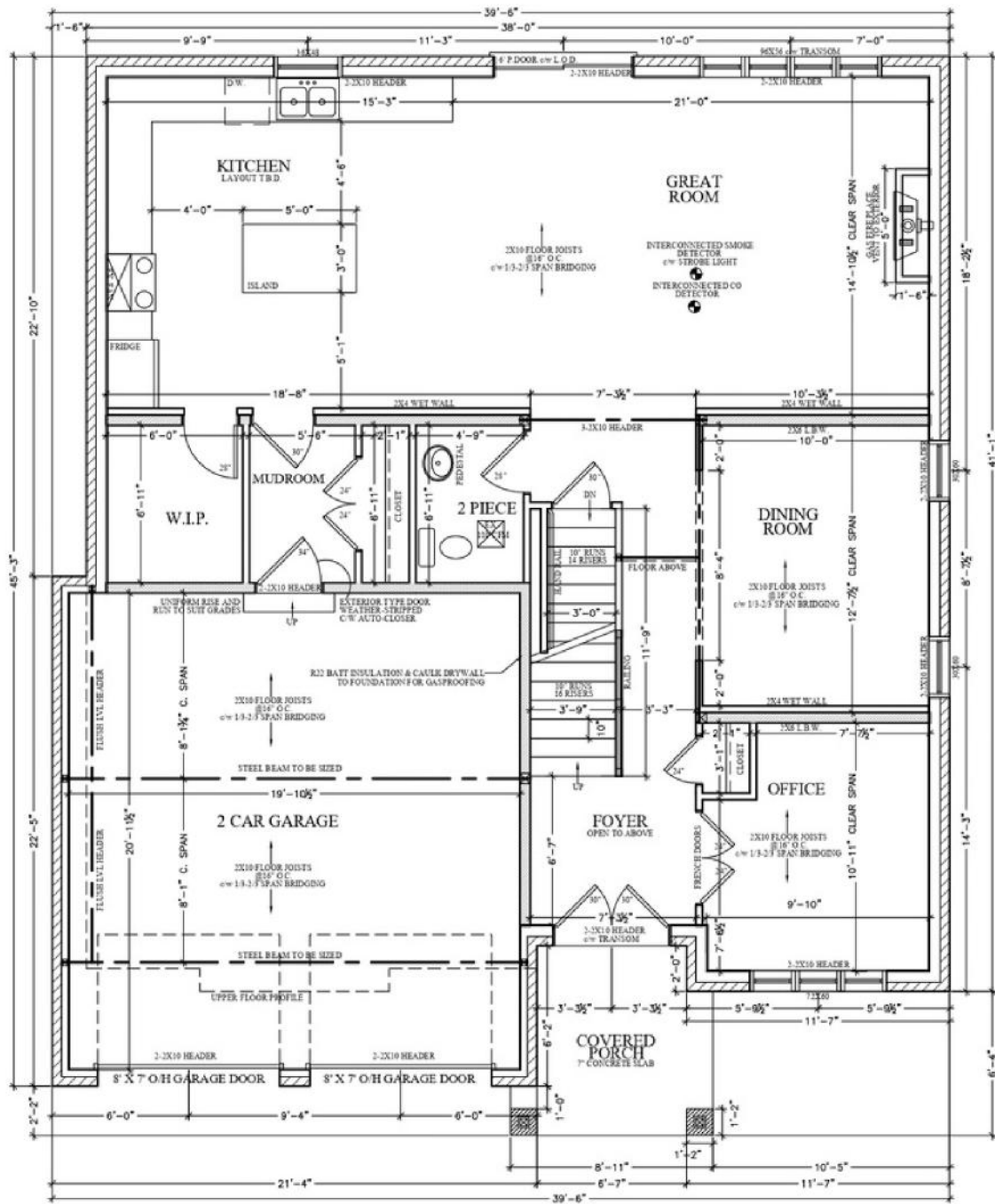
## Option 1 - First Floor

### MAIN FLOOR PLAN

ASTEN MODEL  
OPTION 1

N.T.S.

MAIN FLOOR 1212 sq.ft.

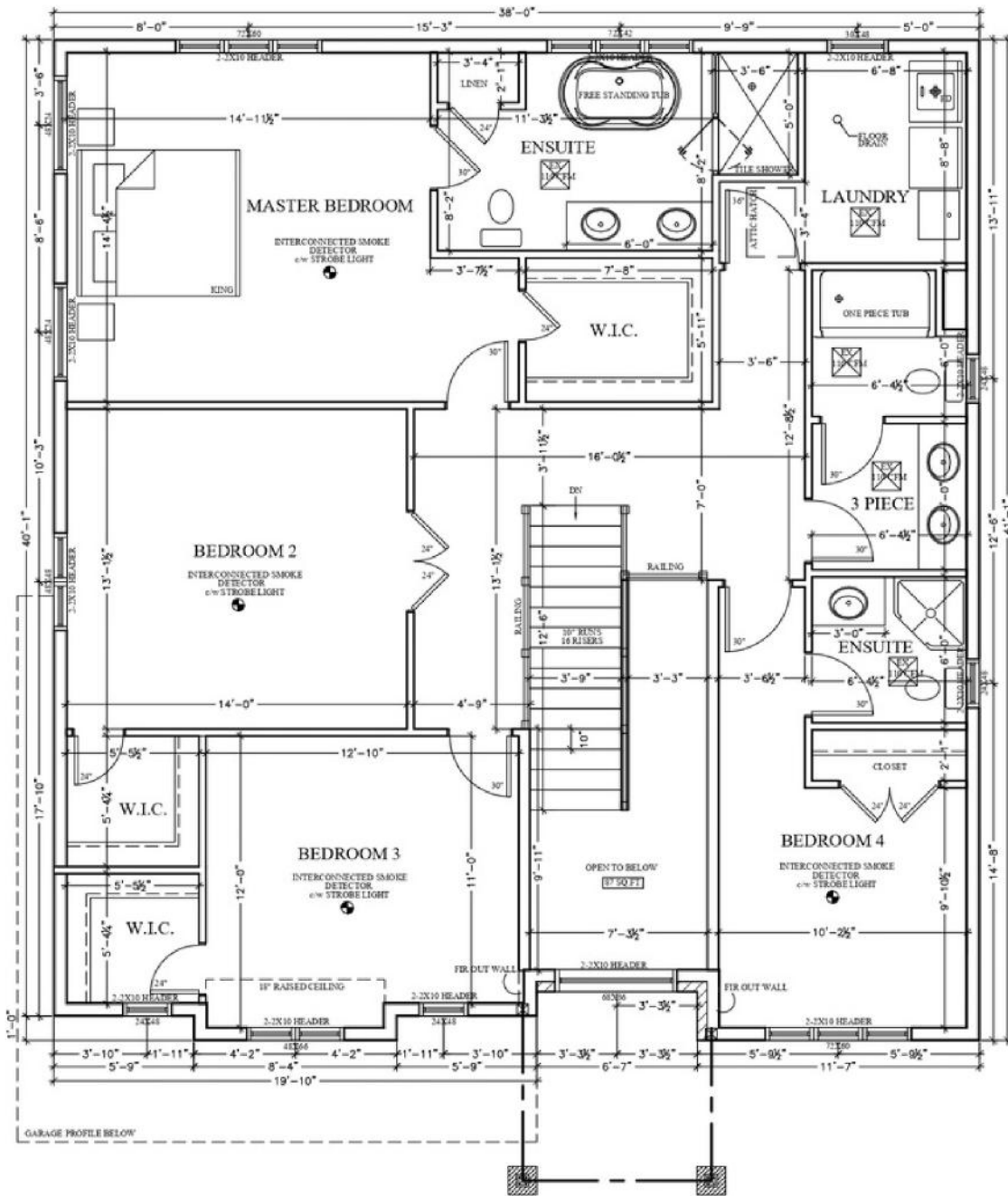


# Asten Model

## Option 1 - Second Floor

UPPER FLOOR PLAN  
 ASTEN MODEL N.T.S.  
 OPTION 1

UPPER FLOOR 1402 sq.ft.  
 TOTAL 2614 sq.ft.





# Aqua Model

## Traditional Elevation

Approx. 2719 Sq Ft



# Aqua Model

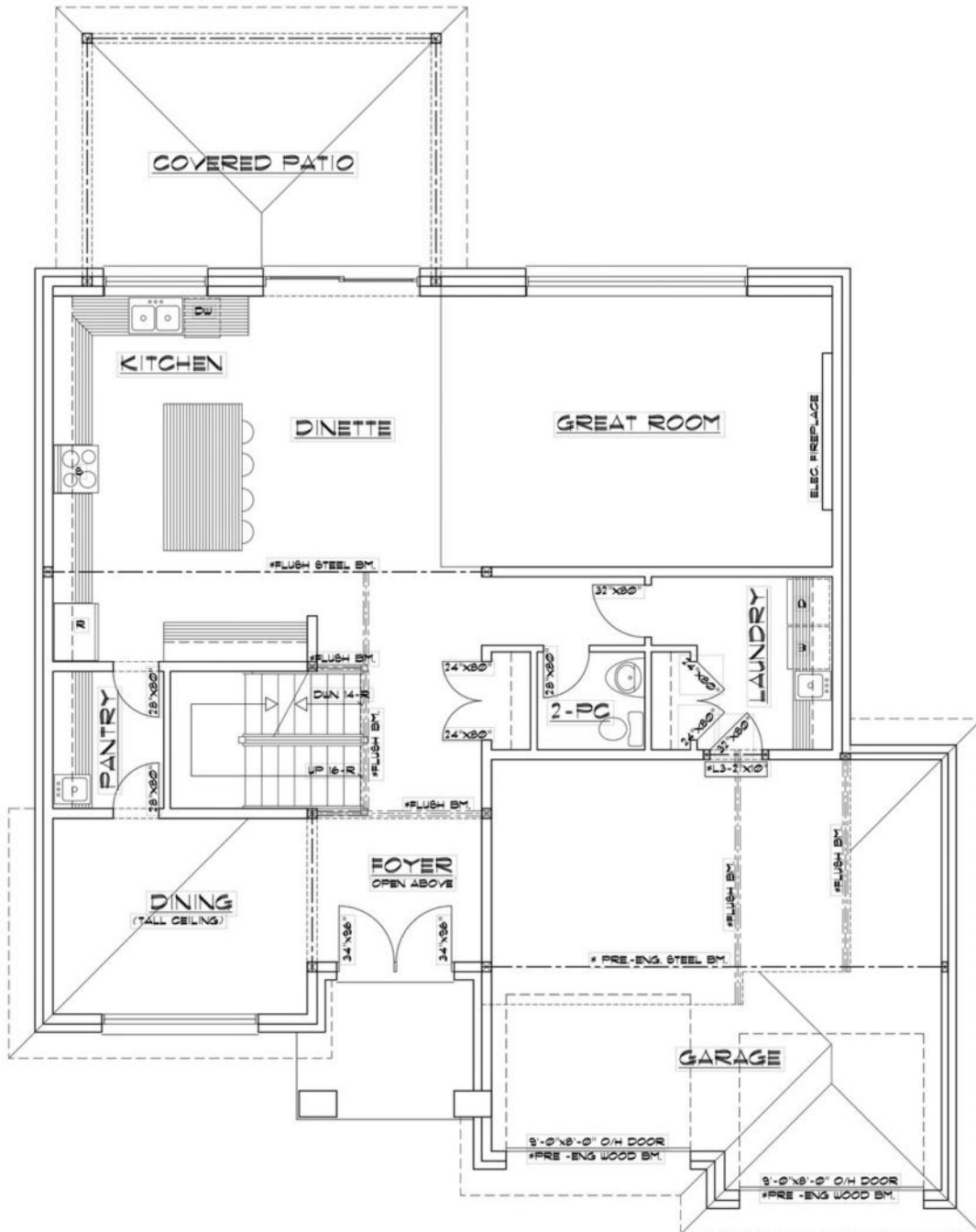
## Contemporary Elevation

Approx. 2719 sq ft



# Aqua Model

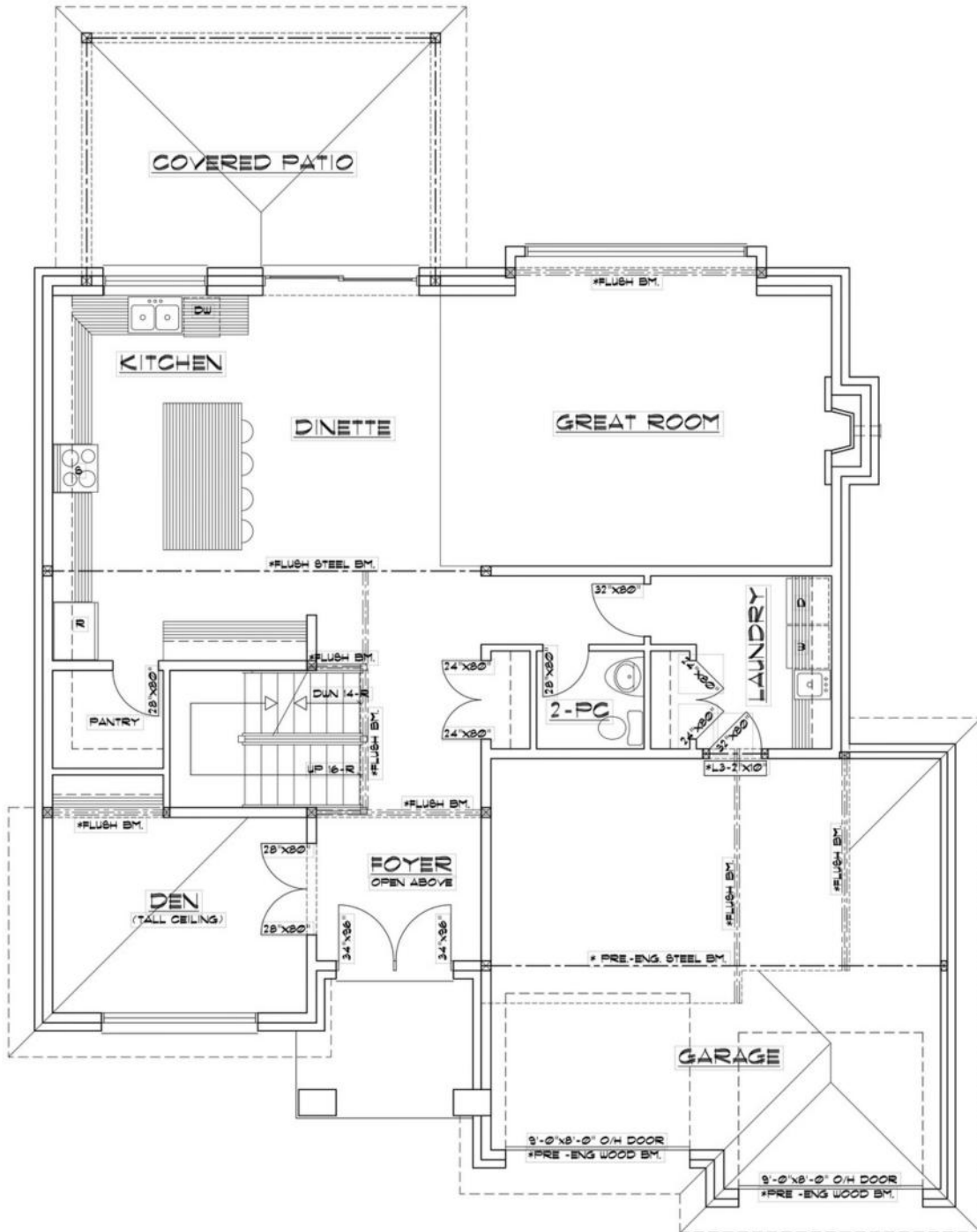
## First Floor - Option 1



**AQUA**  
**FIRST FLOOR PLAN OPTION #2**  
 APPROX. 1347 SQ. FT.  
 TOTAL APPROX. 2696 SQ. FT.

# Aqua Model

## First Floor - Option 2



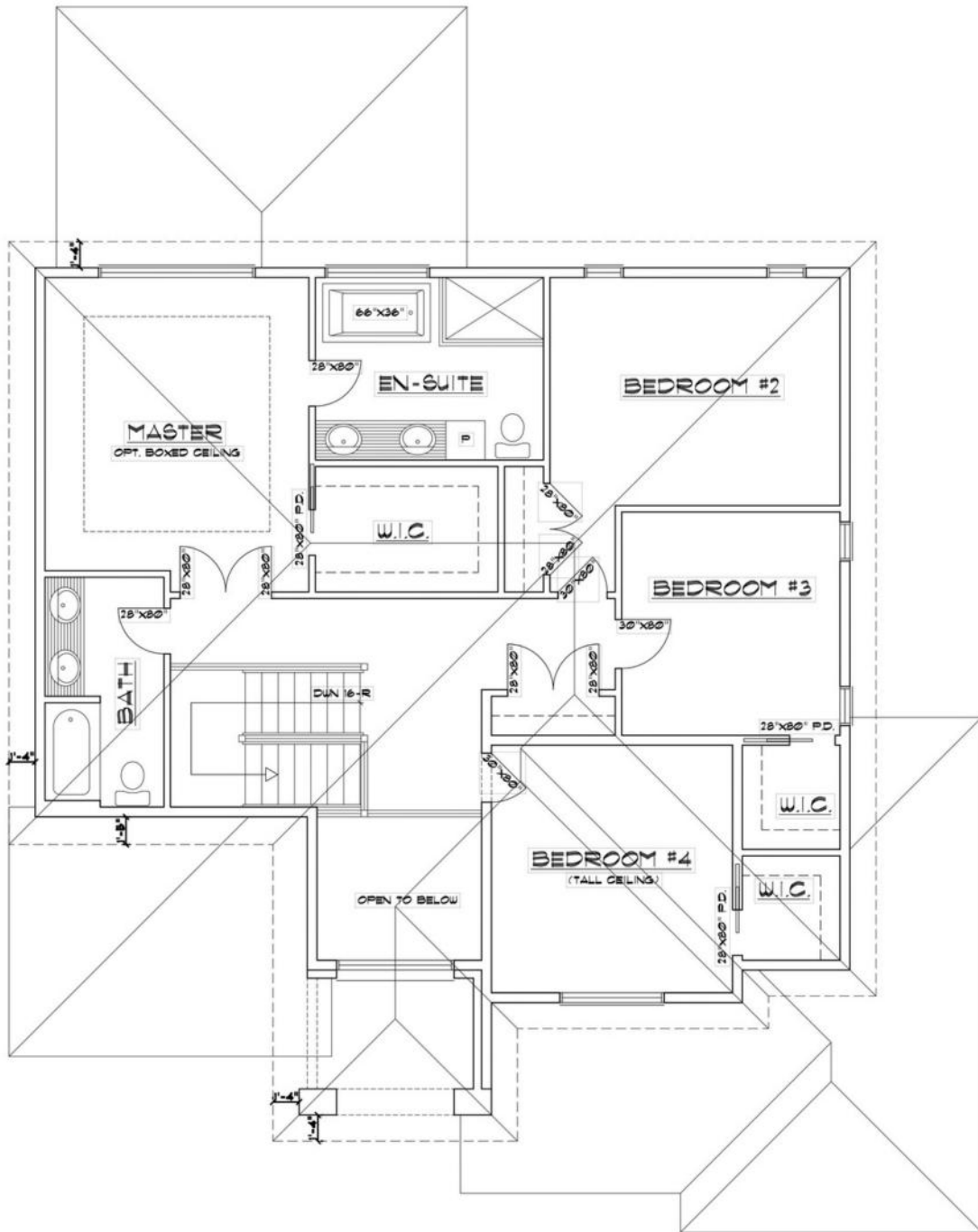
AQUA

FIRST FLOOR PLAN OPTION #1

APPROX. 1370 SQ. FT.  
TOTAL APPROX. 2119 SQ. FT.

# Aqua Model

## Second Floor - Option 1



### AQUA

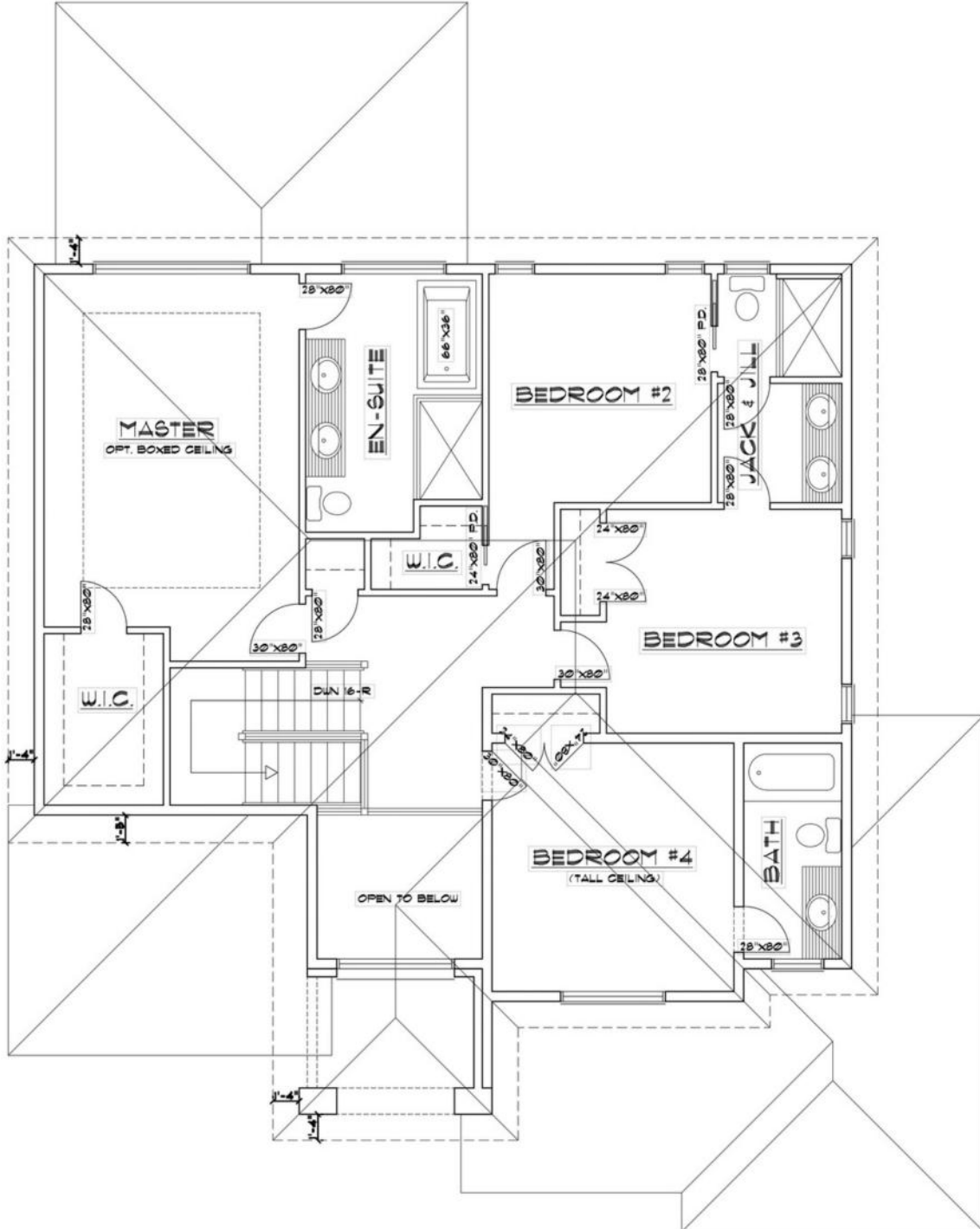
#### SECOND FLOOR PLAN OPTION #2

APPROX-1411 (GROSS) 1025 SQ FT.  
APPROX-1349 (NET) 82 FT.  
TOTAL APPROX-2118 SQ FT.



# Aqua Model

## Second Floor - Option 2



### AQUA

#### SECOND FLOOR PLAN OPTION #1

APPROX-1411 (GROSS) 1095 SQ. FT.  
 APPROX-1349 (NET) 89 FT.  
 TOTAL APPROX-2119 SQ. FT.