



The Elms





The Elms

SITE PLAN

FOUR ELMS COURT

<i>Lot 1 – 82' Corner Lot</i>	<i>No Premium</i>
<i>Lot 2 – 71' Standard Lot</i>	<i>No Premium</i>
<i>Lot 3 – 71' Standard Lot</i>	<i>No Premium</i>
<i>Lot 4 – 69' Standard Lot</i>	<i>No Premium</i>
<i>Lot 5 – 60' Pie Lot</i>	<i>\$30,000</i>
<i>Lot 6 – 66' Pie Lot</i>	<i>\$50,000</i>
<i>Lot 7 – 62' Pie Ravine Lot</i>	<i>\$200,000 - SOLD</i>
<i>Lot 8 – 68' Pie Ravine Lot</i>	<i>\$200,000</i>
<i>Lot 9 – 70' Pie Lakeview Lot</i>	<i>\$200,000</i>
<i>Lot 10 – 71' Standard Lot</i>	<i>\$100,000</i>
<i>Lot 11 – 71' Standard Lot</i>	<i>\$30,000</i>
<i>Lot 12 – 71' Standard Lot</i>	<i>\$30,000</i>
<i>Lot 13 – 71' Standard Lot</i>	<i>\$30,000</i>
<i>Lot 14 – 82' Corner Lot</i>	<i>\$30,000</i>

Premium prices do not include HST

Note:

- 1. Prices above are subject to change without notice.*
- 2. All prices include Harmonized Sales Tax, net of applicable taxes*
- 3. Lot sizes are approximate*

LOT PREMIUMS & INFO.

1 Story Plans

<i>The Ivy</i>	<i>1975sqft</i>	<i>\$1,079,900</i>
<i>The Kelowna</i>	<i>2000sqft</i>	<i>\$1,084,900</i>
<i>The Edwards</i>	<i>2080sqft</i>	<i>\$1,099,900</i>

2 Story Plans

<i>The Kleinburg I</i>	<i>2108sqft</i>	<i>\$1,099,900</i>
<i>The Kleinburg II</i>	<i>2326sqft</i>	<i>\$1,134,900</i>
<i>The Auburn I</i>	<i>2442sqft</i>	<i>\$1,149,900</i>
<i>The Luca</i>	<i>2526sqft</i>	<i>\$1,174,900</i>
<i>The Hinsdale II</i>	<i>2893sqft</i>	<i>\$1,249,900</i>
<i>The Linkway</i>	<i>2906sqft</i>	<i>\$1,279,900</i>
<i>The Aspen</i>	<i>2980sqft</i>	<i>\$1,299,900</i>
<i>The Auburn II</i>	<i>3176sqft</i>	<i>\$1,324,900</i>
<i>The Davenport</i>	<i>3272sqft</i>	<i>\$1,379,900</i>

Note:

- 1. Prices above are subject to change without notice.*
- 2. All prices include Harmonized Sales Tax, net of applicable taxes*
- 3. Plans may need to be adjusted to fit the lot building envelope, net square footage of home will remain as per plans, dimension may vary due to adjustments to fit the lot.*
- 4. All prices of homes are priced on a standard "Non Premium" Lot. Refer to Lot Premium & Info sheet for details.*
- 5. Renderings and plans may show upgrades not included in the standard pricing, Covered porches and decks are not included.*

PRICING



THE IVY

1975 SQFT



3 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

THE IVY

1975 SQFT

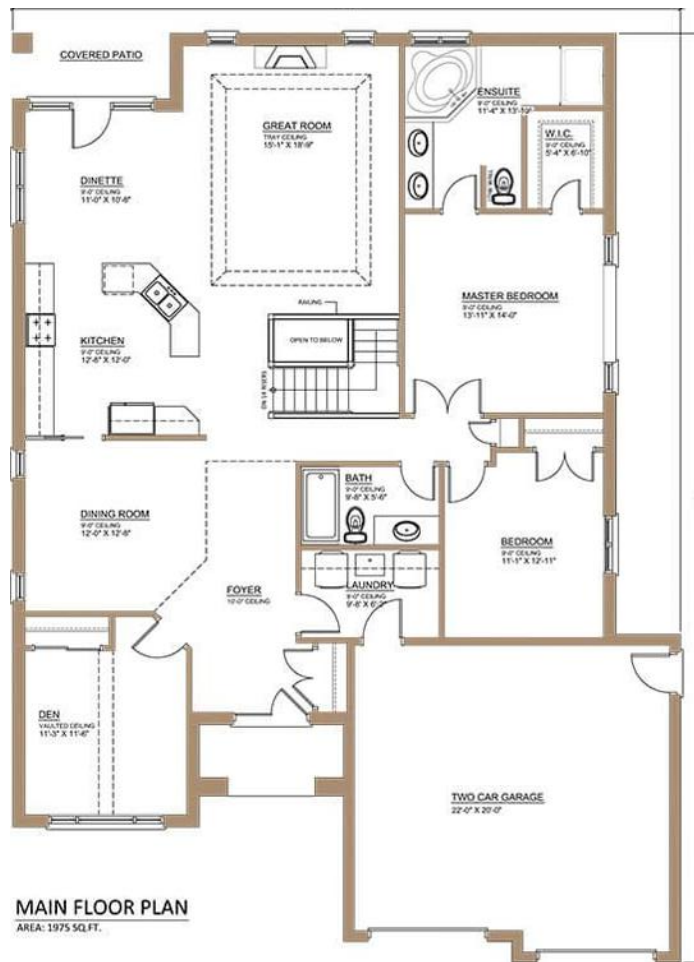
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2



2





THE KELOWNA

2000 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

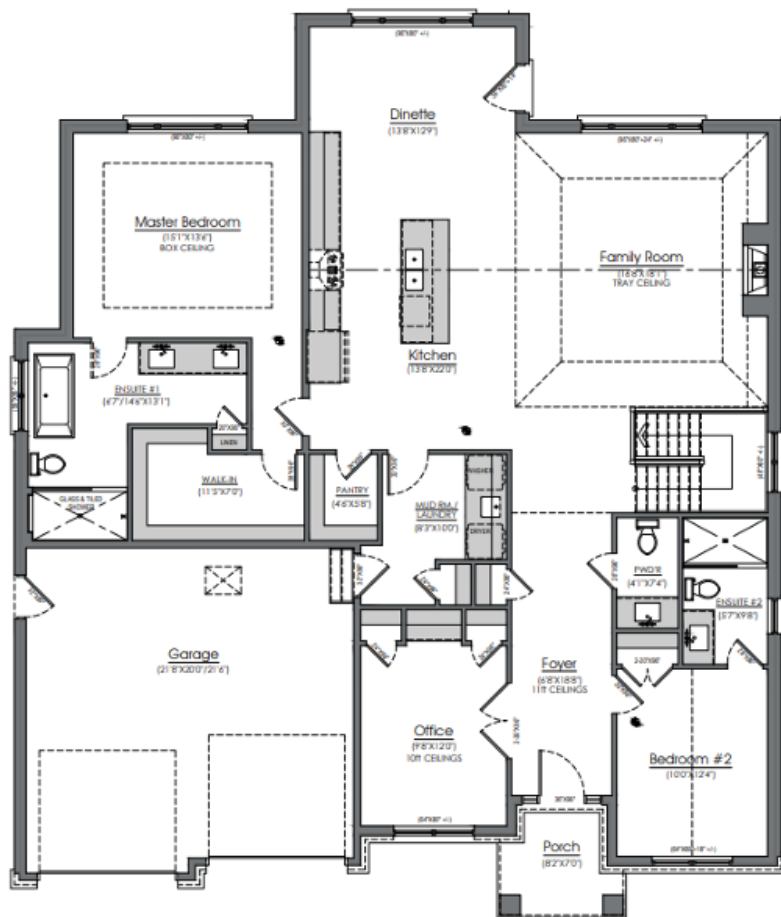
THE KELOWNA

2000 SQFT

3 

2.5 

2 





THE EDWARD

2080 SQFT



3 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

THE EDWARD

2080 SQFT

3 

2 

2 





THE KLEINBURG I

2108 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

THE KLEINBURG I

2108 SQFT

3 

2.5 

2 





THE KLEINBURG II

2326 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

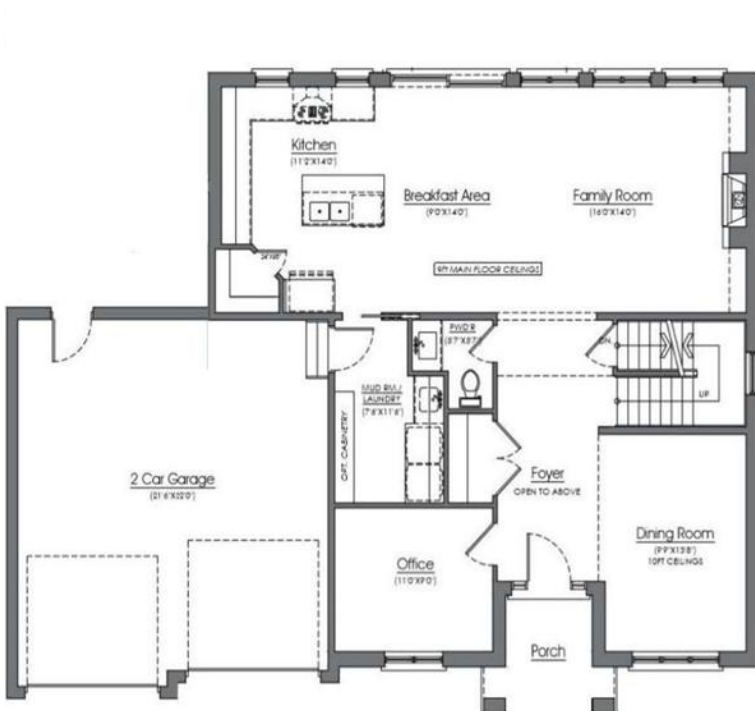
THE KLEINBURG II

2326 SQFT

4 

2.5 

2 





THE AUBURN I

2380 SQFT



3 BEDROOMS



2.5 BATHROOMS



2 CAR GARAGE

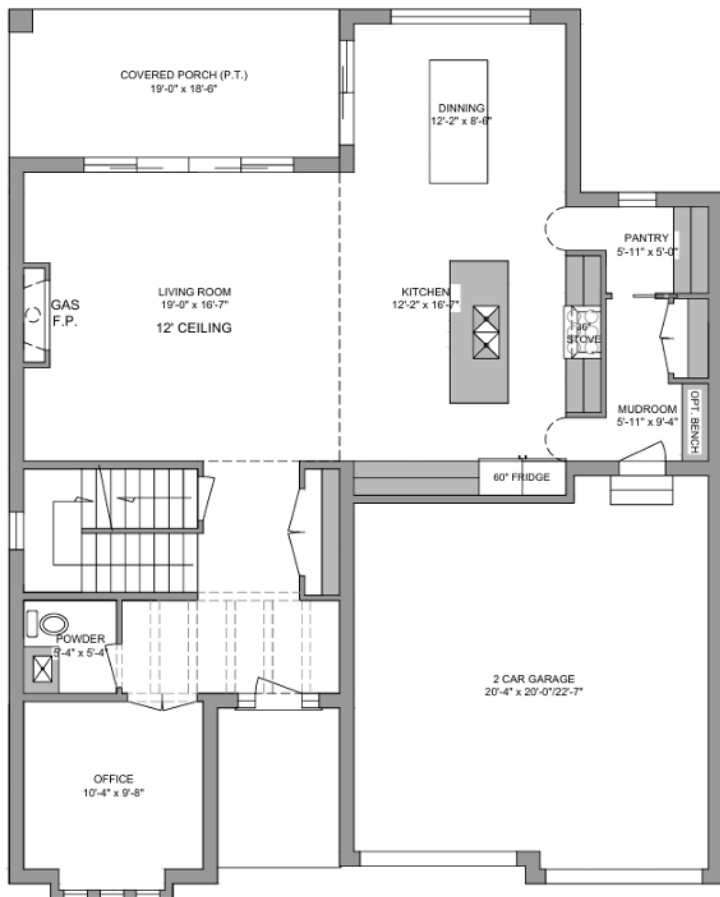
THE AUBURN

2380 SQFT

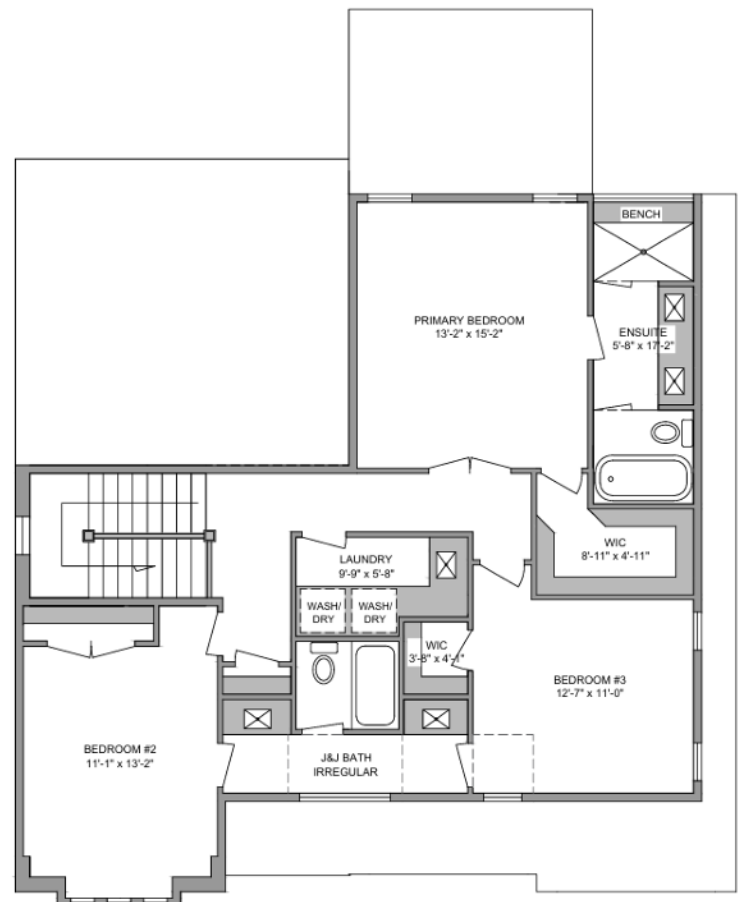
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1259 sqft



1121 sqft



THE LUCA

2526 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

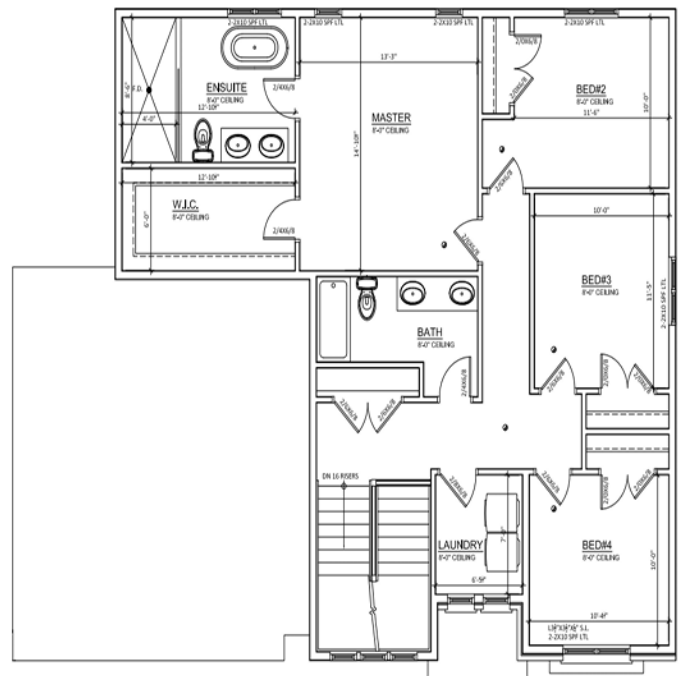
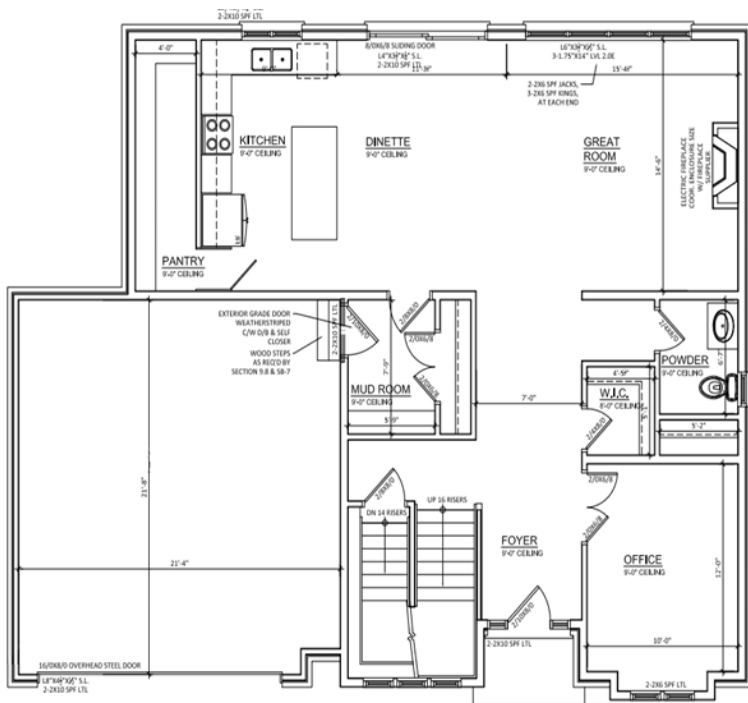
THE LUCA

2526 SQFT

4 

2.5 

2 





THE HINSDALE II

2893 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

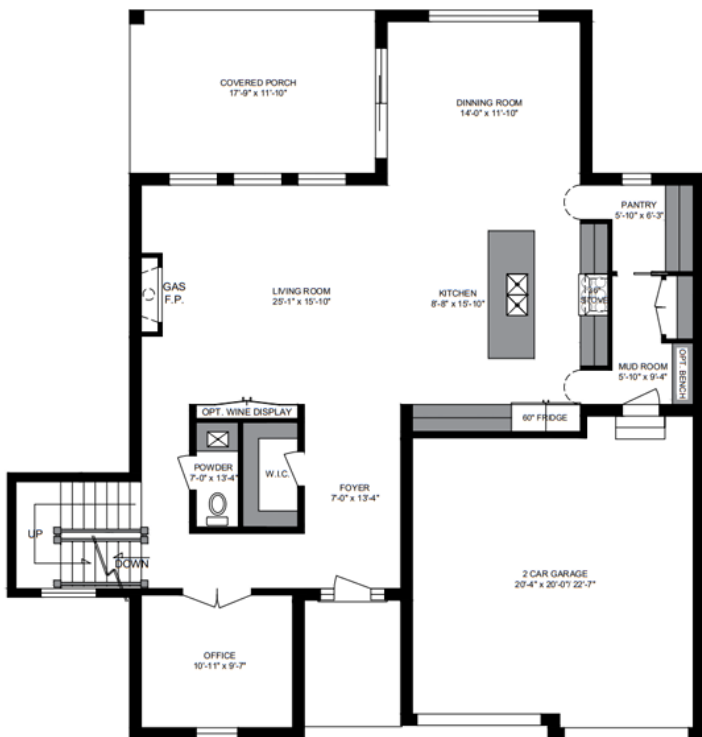
THE HINSDALE II

2893 SQFT

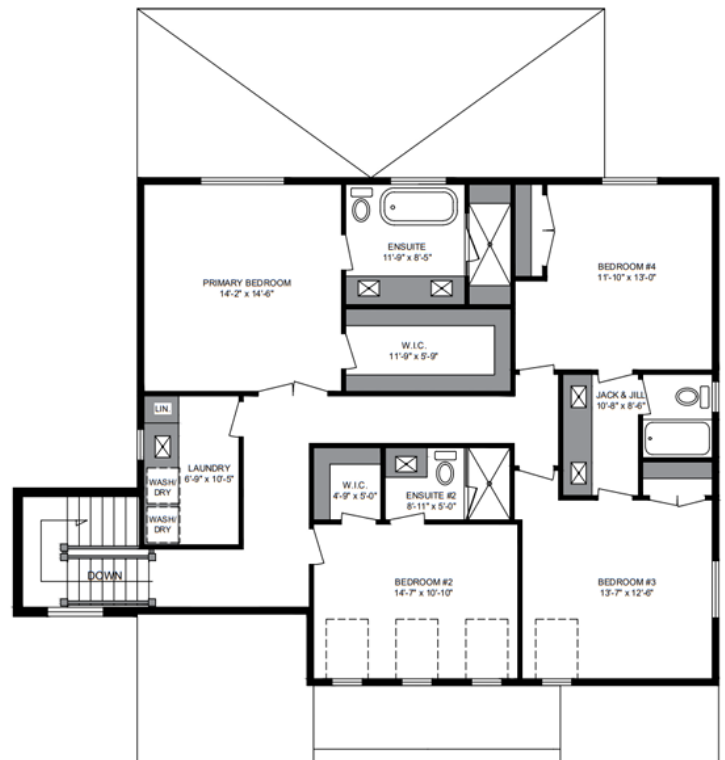
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THE HINSDALE II
MAIN FLOOR 1,397 SQFT



THE HINSDALE II
SECOND FLOOR 1,496 SQFT



THE LINKWAY

2906 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

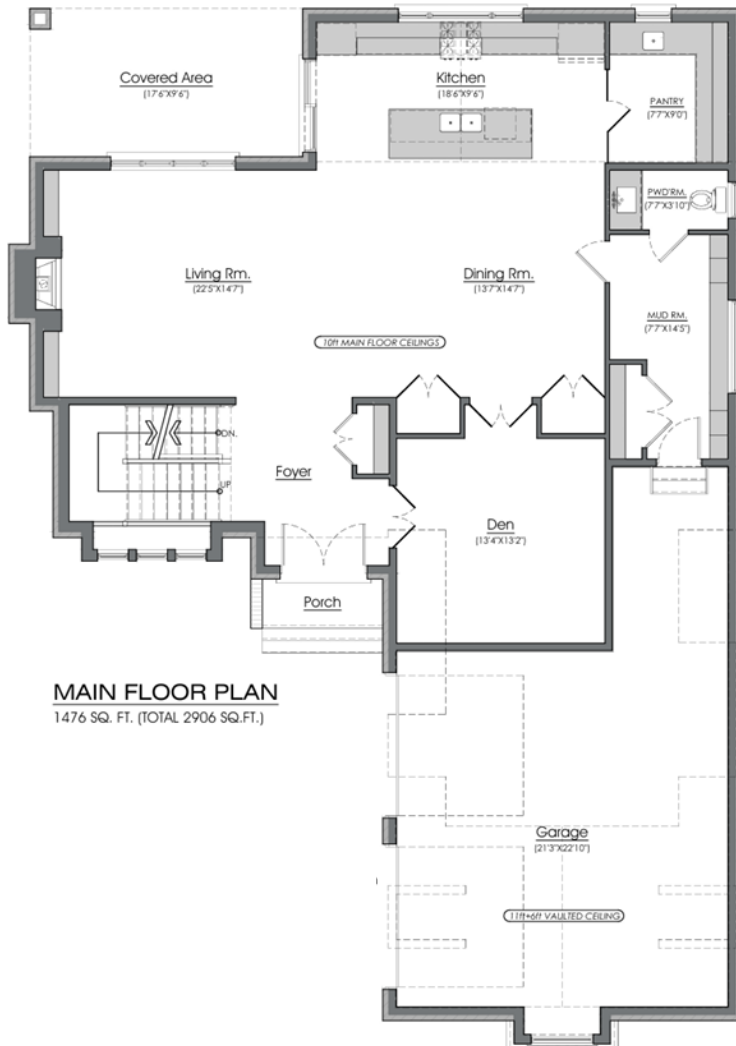
THE LINKWAY

2906 SQFT

3 

2.5 

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THE ASPEN

3122 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

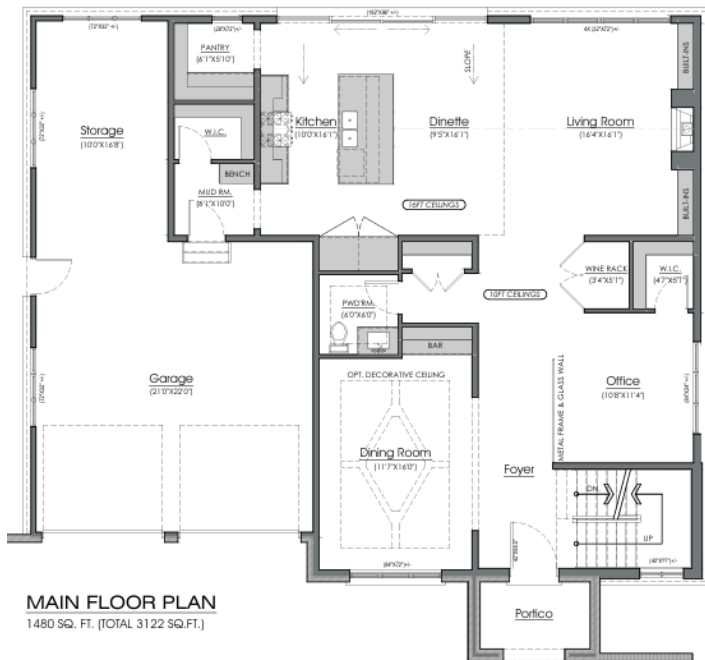
THE ASPEN

3122 SQFT

4 

3.5 

2 





THE AUBURN II

3176 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

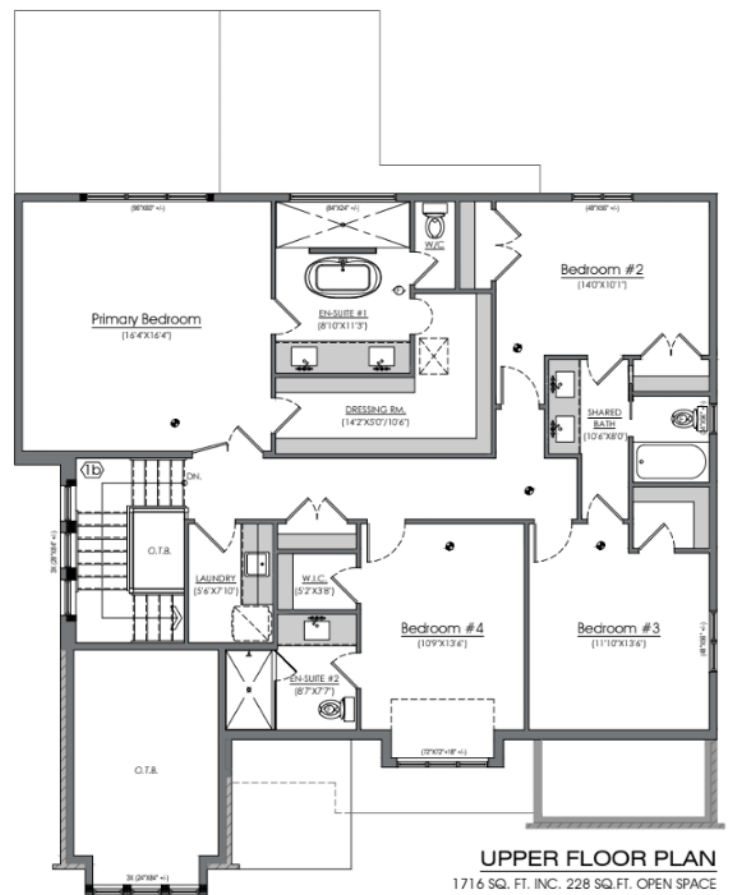
THE AUBURN II

3176 SQFT

4 

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THE DAVENPORT

3272 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

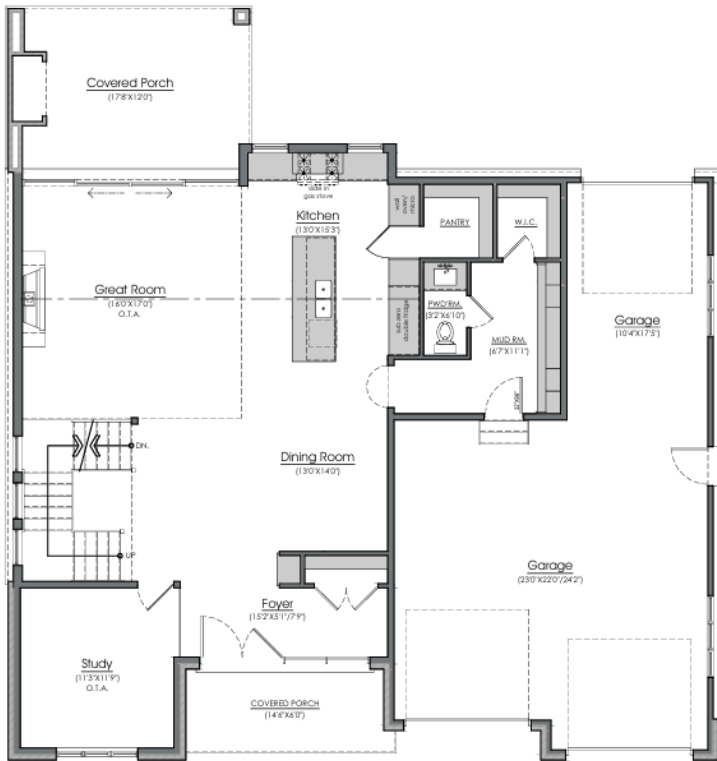
THE DAVENPORT

3272 SQFT

4 

3.5 

2 



MAIN FLOOR PLAN
1364 SQ. FT. (TOTAL 3272 SQ.FT.)



UPPER FLOOR PLAN
1908 SQ. FT. (INC. 368 SQ.FT. OPEN SPACE)

GENERAL

- Entire Lot Graded & Sodded
- Driveway handy pavers
- Tarion New Home Warranty
- Decks and Covered Porches not included

FOUNDATION

- Basement Foundation wall height 7'-10"
- 9" Foundation wall, poured concrete in place
- Foundation exterior wall tar spray and wrapped in Delta drainage membrane
- Weeping tile with filter cloth, laid on stone around exterior of footings attached to sump pit and pump
- Poured concrete basement floor, garage and front porch as per plans

FRAMING

- Main floor 9' tall wall, Second floor 8' tall wall, standard 96" tall doors on main floor, 80" tall doors on second floor.
- Exterior walls framed with 2x6 studs (Excluding Garage). 16" O/C covered with 7/16" OSB and Tyvek Home wrap.
- Interior walls framed with 2x4 studs, 16" O/C as per plans.
- Subfloor ¾" High Performance T&G OSB, glued and screwed.
- Engineered roof truss covered in 7/16" OSB.
- All structural steel as per plans designed for load requirements, bulk heads as required.

ROOFING

- Limited Lifetime Architectural Shingles
- Ice/Water protection in Valleys and roof edges
- Drip Edge as required
- Roof Vents as required

MASONRY

- Cement brick as per plans on front elevation, and main floor on sides and rear.
- Stone sills at windows and doors.

SIDING & ALUMINIUM

- Vinyl siding on second floor sides and rear.
- Continuous venting aluminum soffit, fascia, eavestroughs and downspouts.
- James Hardie Board and/or Stucco on front elevation as per plans, or selections made.

WINDOWS & DOORS

- Black coloured exterior windows included, white on the interior.
- Insulated slab entry man doors included, size as per plans.

GARAGE DOOR

- Insulated standard flush panel door included, includes belt drive opener with key fob.
- Garage man doors not included.

HEATING & COOLING

- 96% Efficiency furnace – 10 Year Limited Warranty.
- Air Conditioner included – 10 Year Limited Warranty.
- Life Breath – HRV unit included.
- 36" gas fireplace included in Living room.

ELECTRICAL

- 200 AMP service with breaker panel.
- All wiring as per electrical code at time of permit.
- Copper wiring and tamper proof receptacles.
- Two waterproof exterior electrical outlets with ground fault detectors.
- Wiring for electric stove and dryer included.
- Standard door chime.

LIGHTING

- 25 LED Potlights included additional potlights are \$185+HST
- Lighting allowance is \$3000 inc HST at preferred Lighting Shoppe Vendor

PLUMBING

- Plumbing fixtures (Delta Trinsic fixtures included in standard)
- Basement rough in only for a 3-Piece bath (Unfinished)
- Floor drain complete with drain in basement
- Waterline to fridge included
- Submersible sump pump c/w check valve
- Tankless water heater (Rental)

INSULATION & DRYWALL

- Exterior walls R22 batt insulation.
- Attic ceilings blown in insulation R60.
- Basement walls R20 blanket wrap.
- Exposed floor joists R31 Spray foam.
- Orange Peel textured ceilings in all rooms, bathrooms finished in flat.
- Garage drywall with one coat of taping compound.

TRIM, DOORS & HARDWARE

- 3-1/2" MDF Casing.
- 5-1/4" MDF Baseboard.
- 2 Panel smooth hollow core interior doors.
- Deadbolt on all exterior doors.
- Vinyl wire shelving in closets, pantry and linen closets.
- Brushed nickel hardware.

STAIR & RAIL

- Stain grade Red Oak stair and rail included to all finished living space. Unfinished space includes pine grade stair.
- Iron spindles included on finished space stair.

PAINT

- Prime and one topcoat on doors and trim.
- Prime and two topcoats on walls (four color selections included in standard, top 3 shades of a color pallet included, darker shades are extra).

FLOORING

- Carpet in all bedrooms.
- Hardwood flooring on main floor and second floor landing/hall.
- Tile in all bathrooms and mudroom, including tub and shower walls.

CABINETRY & COUNTERS

- Cabinetry as per plans, all soft close drawers and doors, paint grade MDF doors.
- Quartz Level 1 counters included in bathrooms and kitchen.

GLASS & MIRROR

- Standard mirrors in bathrooms included, 40" tall.
- Glass shower included in ensuite.