



**SUNNINGDALE
CROSSING**





SITE PLAN

PLUMB BLOSSOM COURT

<i>Lot 5 - 50' Pie/Private/Court</i>	<i>\$85,000</i>	<i>SOLD</i>
<i>Lot 6 - 50' Pie/Private/Court</i>	<i>\$85,000</i>	
<i>Lot 7 - 50' Pie/Private/Court</i>	<i>\$85,000</i>	

WHITE PINE STREET

<i>Lot 28 - 60' Corner Lot</i>	<i>\$25,000</i>	<i>MODEL HOME</i>
<i>Lot 29 - 60' Standard Lot</i>	<i>No Premium</i>	
<i>Lot 30 - 60' Standard Lot</i>	<i>No Premium</i>	
<i>Lot 31 - 60' Standard Lot</i>	<i>No Premium</i>	
<i>Lot 32 - 60' Standard Lot</i>	<i>No Premium</i>	
<i>Lot 35 - 60' Corner Lot</i>	<i>\$25,000</i>	
<i>Lot 36 - 60' Standard Lot</i>	<i>No Premium</i>	
<i>Lot 37 - 60' Standard Lot</i>	<i>No Premium</i>	
<i>Lot 38 - 60' Standard Lot</i>	<i>No Premium</i>	

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.

50' Lot Plans

1 Story Plans

The French 1675sqft \$1,149,900

The Talon 1808sqft \$1,169,900

2 Story Plans

The Erindale 2000sqft \$1,169,900

The Manhattan 2236sqft \$1,229,900

The Aberdeen 2260sqft \$1,239,900

The Livie I 2306sqft \$1,249,900

The Cali 2324sqft \$1,259,900

The Mirage 2324sqft \$1,259,900

The Livie II 2418sqft \$1,269,900

The Sheffield 2802sqft \$1,299,900

The Linkway 2906sqft \$1,399,900

The Brady 2950sqft \$1,359,900

The Auburn II 3176sqft \$1,399,900

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

60' Lot Plans

1 Story Plans

<i>The Ivy</i>	<i>1975sqft</i>	<i>\$1,229,900</i>
<i>The Kelowna</i>	<i>2000sqft</i>	<i>\$1,249,900</i>
<i>The Edwards</i>	<i>2080sqft</i>	<i>\$1,279,900</i>

2 Story Plans

<i>The Kleinburg I</i>	<i>2108sqft</i>	<i>\$1,199,900</i>
<i>The Kleinburg II</i>	<i>2326sqft</i>	<i>\$1,229,900</i>
<i>The Auburn I</i>	<i>2442sqft</i>	<i>\$1,259,900</i>
<i>The Luca</i>	<i>2526sqft</i>	<i>\$1,299,900</i>
<i>The Hinsdale II</i>	<i>2893sqft</i>	<i>\$1,349,900</i>
<i>The Aspen</i>	<i>2980sqft</i>	<i>\$1,399,900</i>
<i>The Davenport</i>	<i>3272sqft</i>	<i>\$1,549,900</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.*



THE FRENCH

1675 SQFT



2 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

THE FRENCH

1675 SQFT

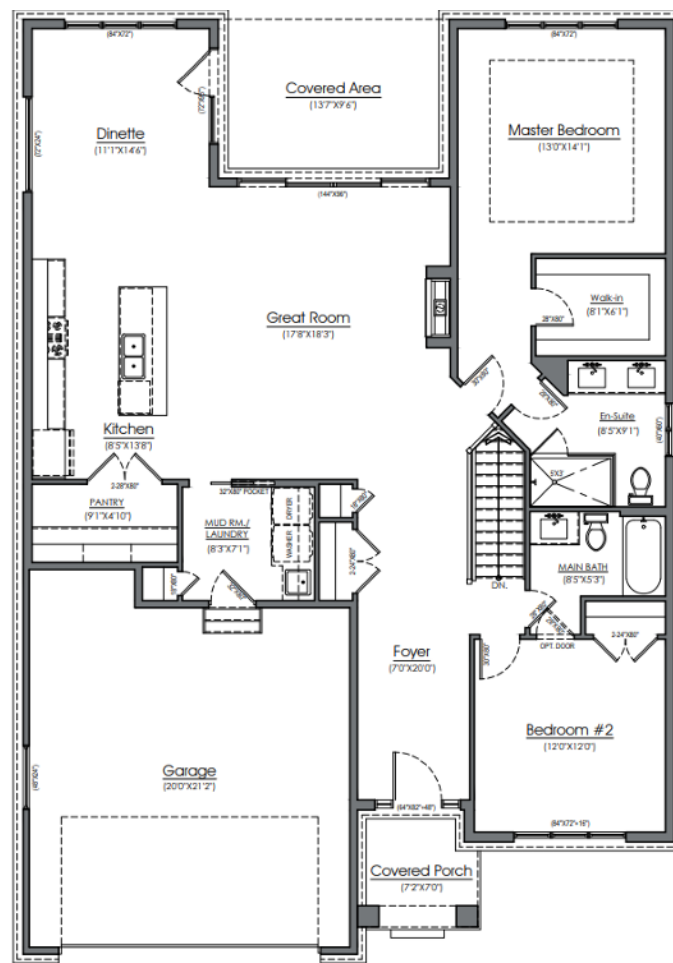
2



2



2





THE TALON

1808 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

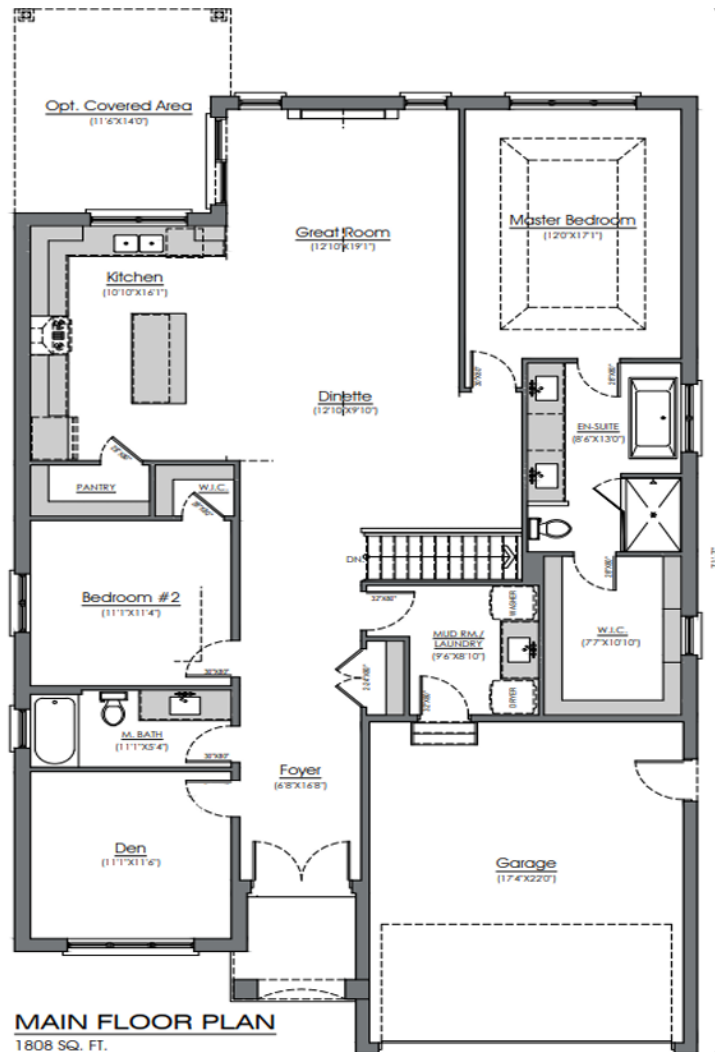
THE TALON

1808 SQFT

3 

2.5 

2 





THE IVY

1975 SQFT



3 BEDROOMS



2 BATHROOMS



2 CAR GARAGE

THE IVY

1975 SQFT

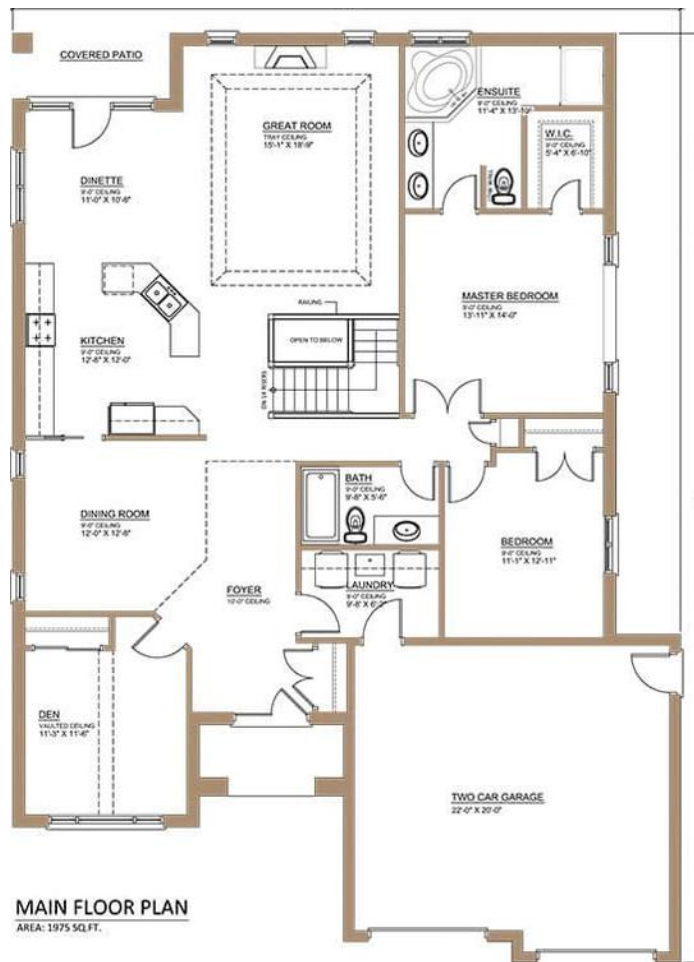
3



2



2





THE KELOWNA

2000 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

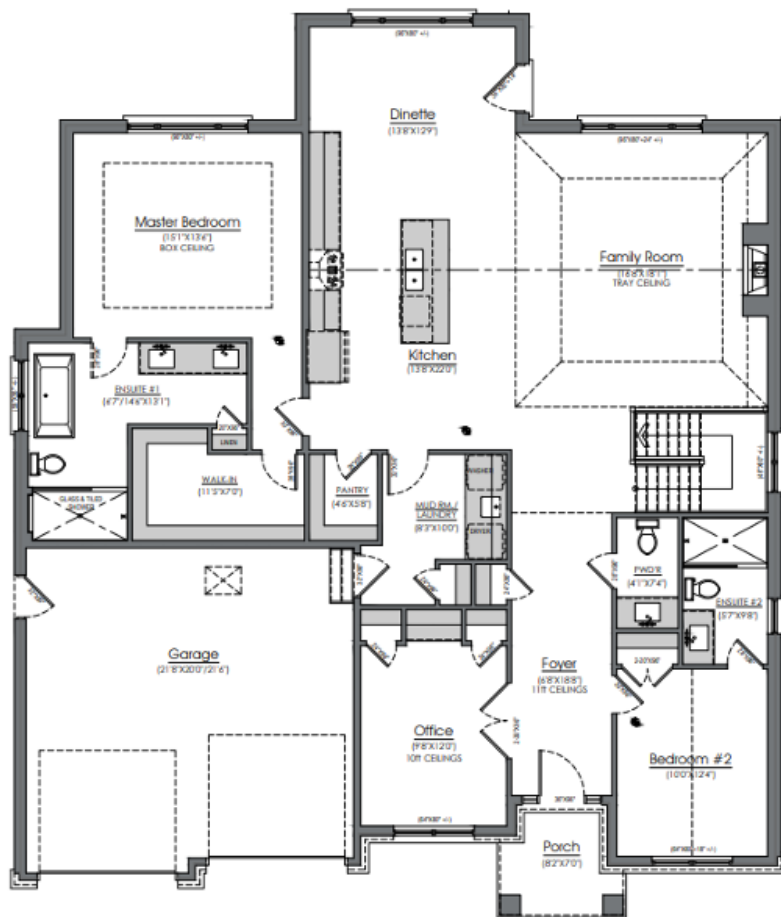
THE KELOWNA

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 ERINDALE

2000 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

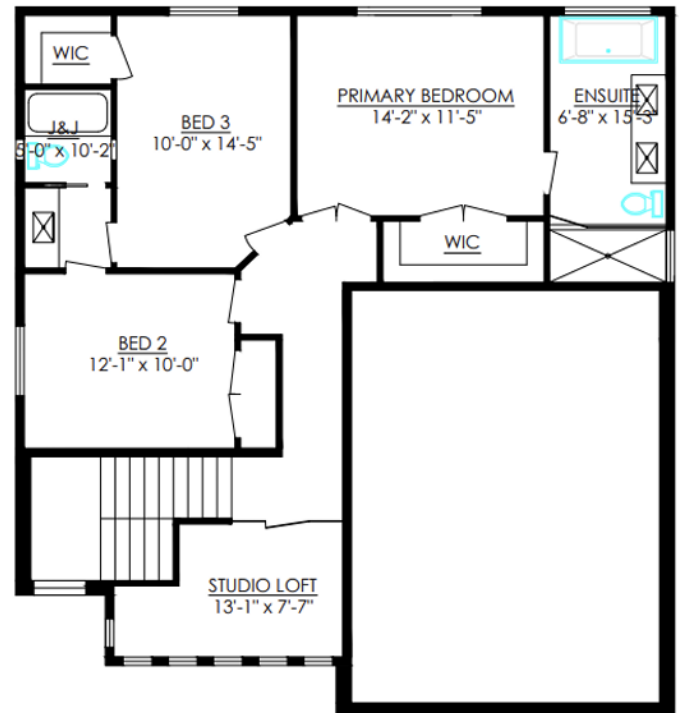
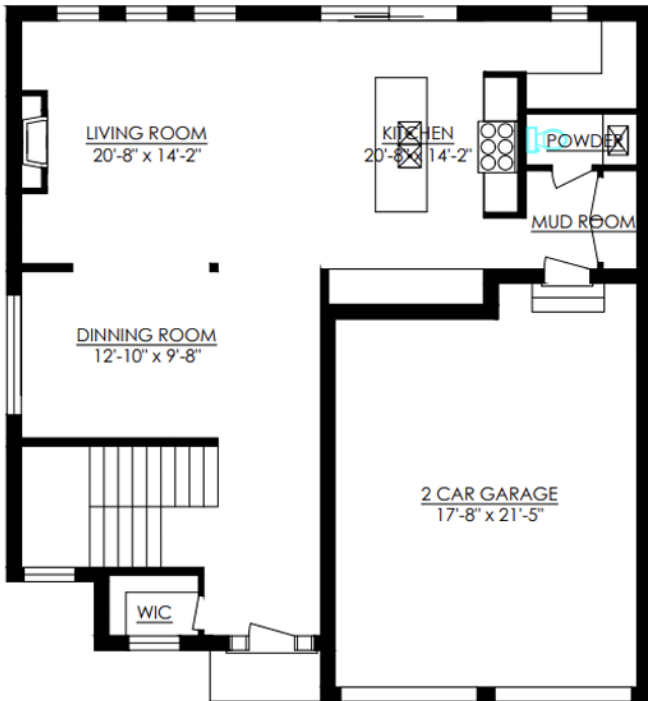
THE ERINDALE

2000 SQFT

3 

2.5 

2 





THE KLEINBURG I

2108 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

THE KLEINBURG I

2108 SQFT

3 

2.5 

2 





THE MANHATTAN

2236 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

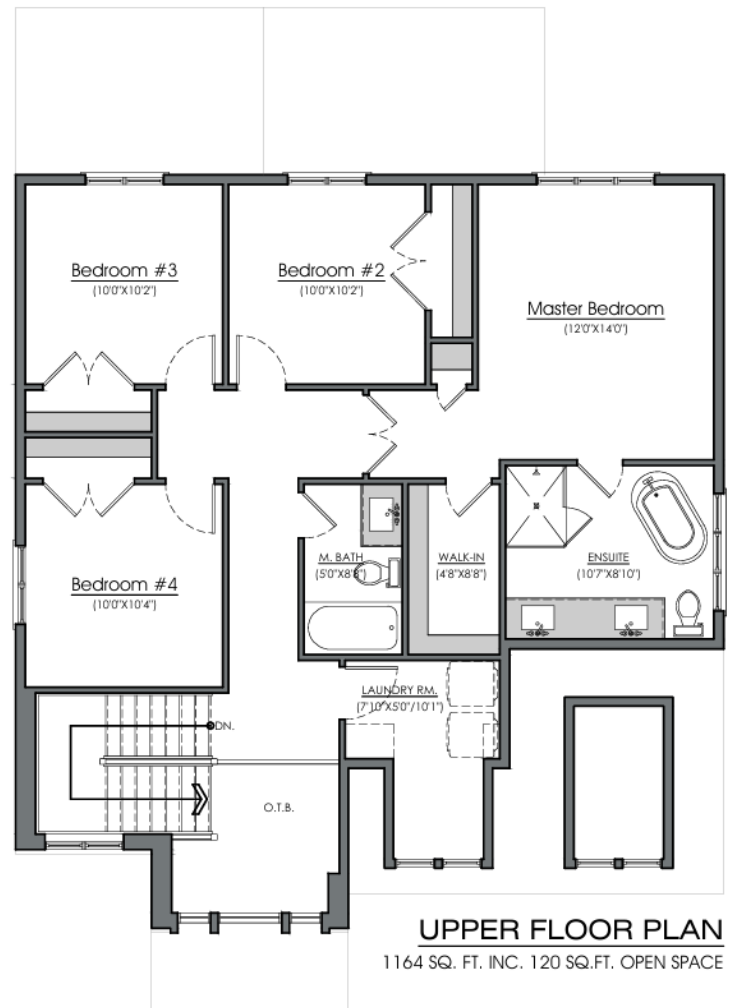
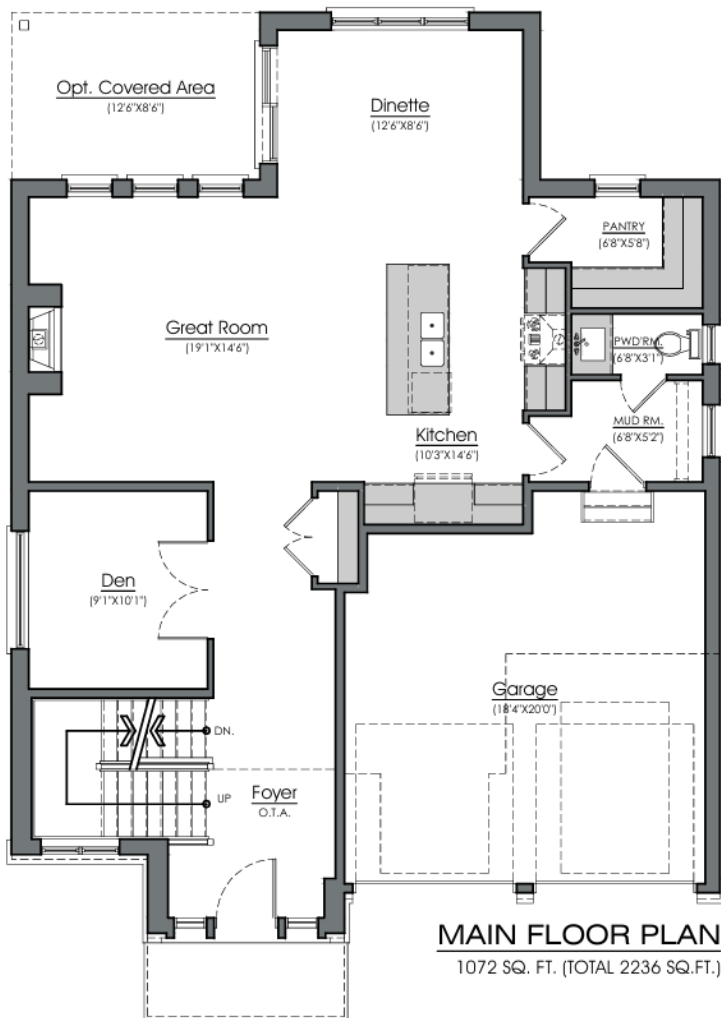
THE MANHATTAN

2236 SQFT

4 

2.5 

2 





THE ABERDEEN

2260 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

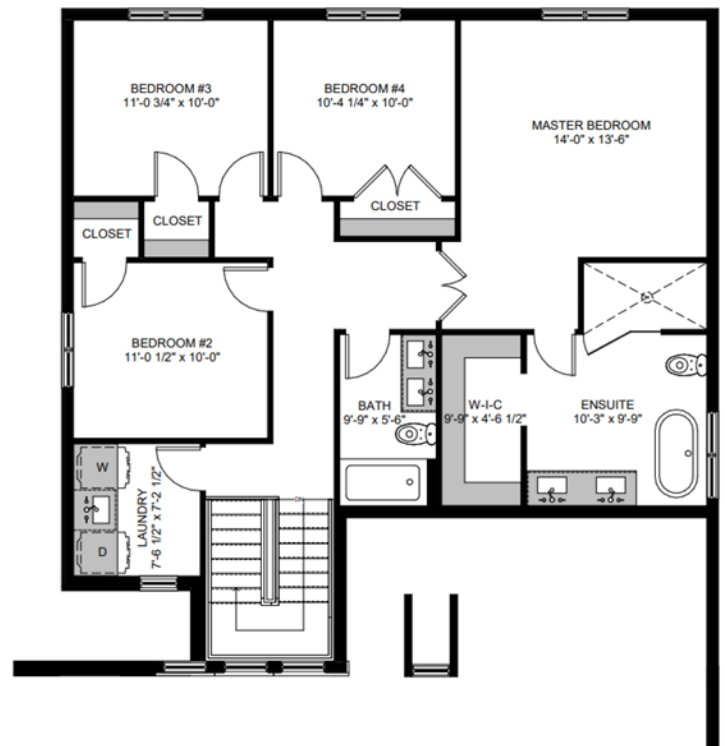
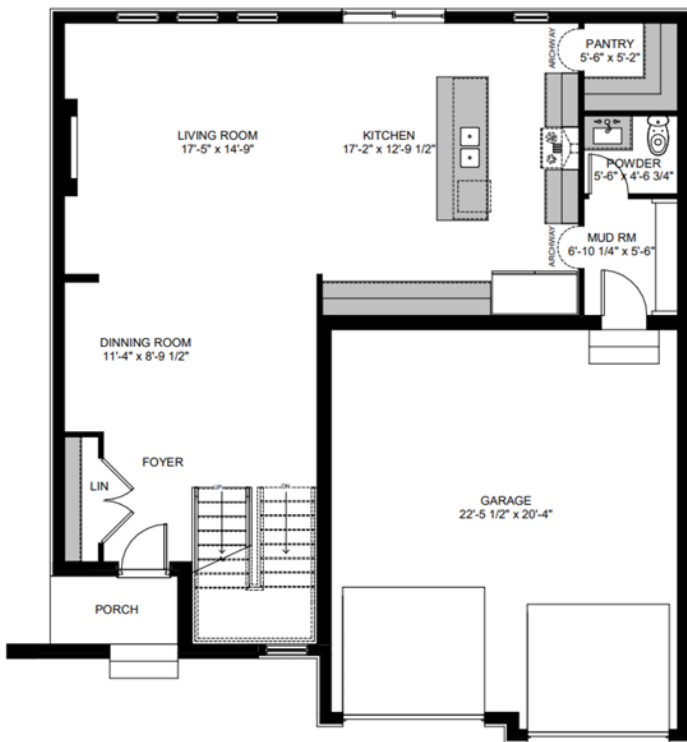
THE ABERDEEN

2260 SQFT

4 

2.5 

2 





THE LIVIE I

2306 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

THE LIVIE I

2306 SQFT

4 

2.5 

2 



MAIN FLOOR PLAN
1074 SQ. FT. (TOTAL 2306 SQ. FT.)



UPPER FLOOR PLAN
1232 SQ. FT. (INC. 72 SQ. FT. OPEN SPACE)



THE CALI

2324 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

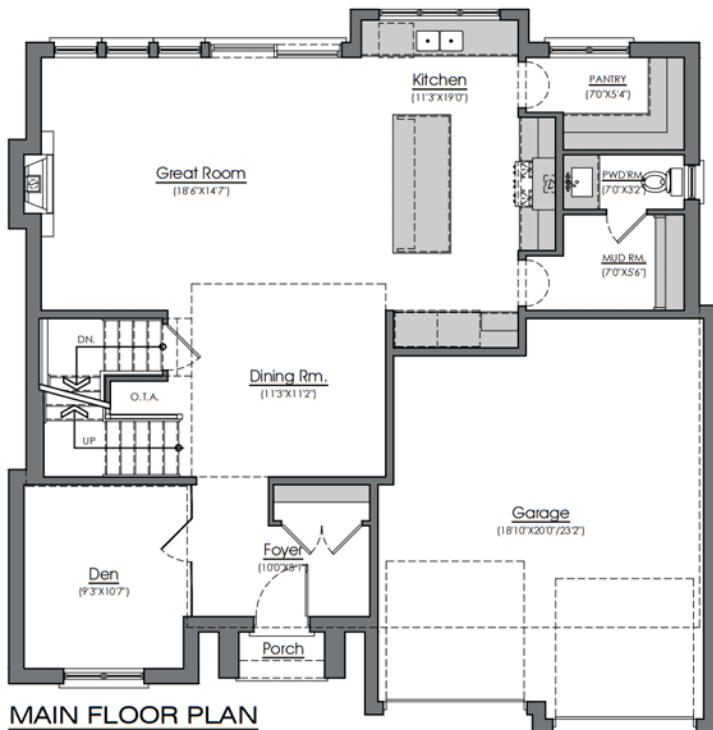
THE CALI

2324 SQFT

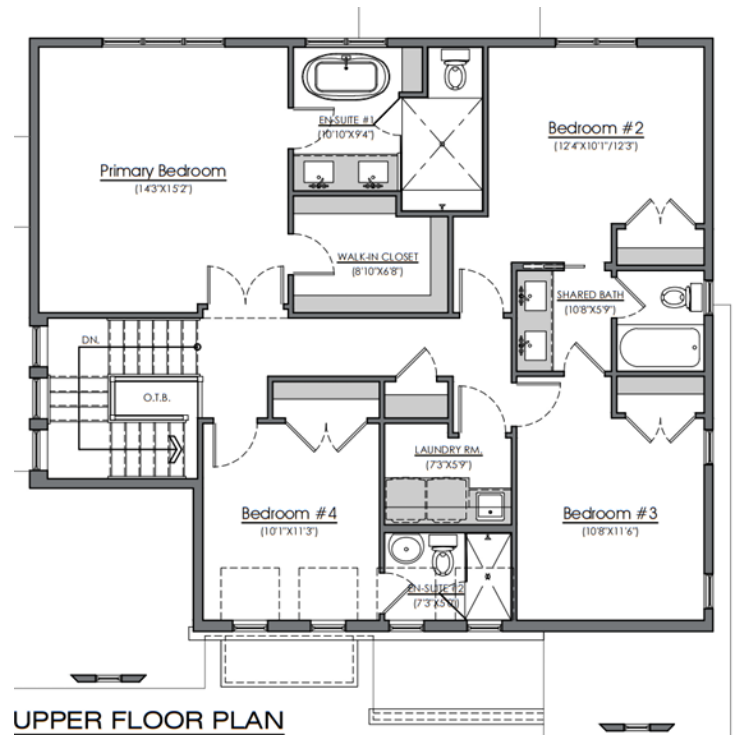
4 

3.5 

2 



MAIN FLOOR PLAN
1080 SQ. FT. (TOTAL 2324 SQ.FT.)



UPPER FLOOR PLAN
1244 SQ. FT. INC. 78 SQ.FT. OPEN SPACE



THE MIRAGE

2324 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

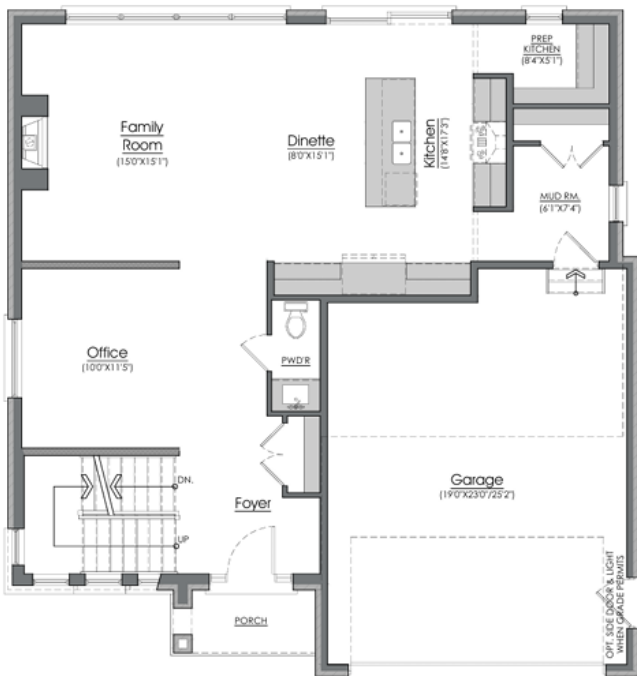
THE MIRAGE

2324 SQFT

4 

2.5 

2 



MAIN FLOOR PLAN
1074 SQ. FT. (TOTAL 2324 SQ.FT.)



UPPER FLOOR PLAN
1250 SQ. FT.



THE KLEINBURG II

2326 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

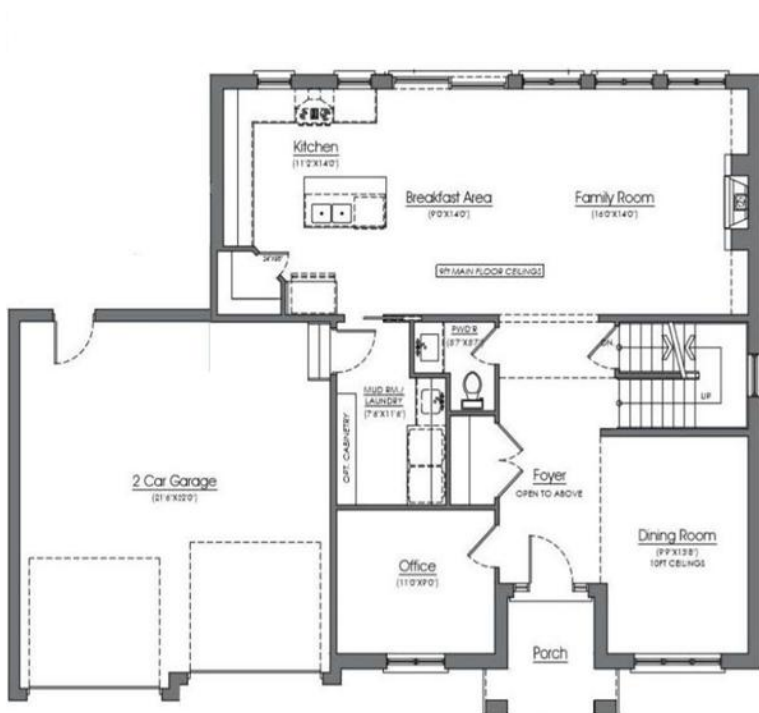
THE KLEINBURG II

2326 SQFT

4 

2.5 

2 





THE LIVIE II

2418 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

THE LIVIE II

2418 SQFT

4 

2.5 

2 





THE AUBURN I

2380 SQFT



3 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

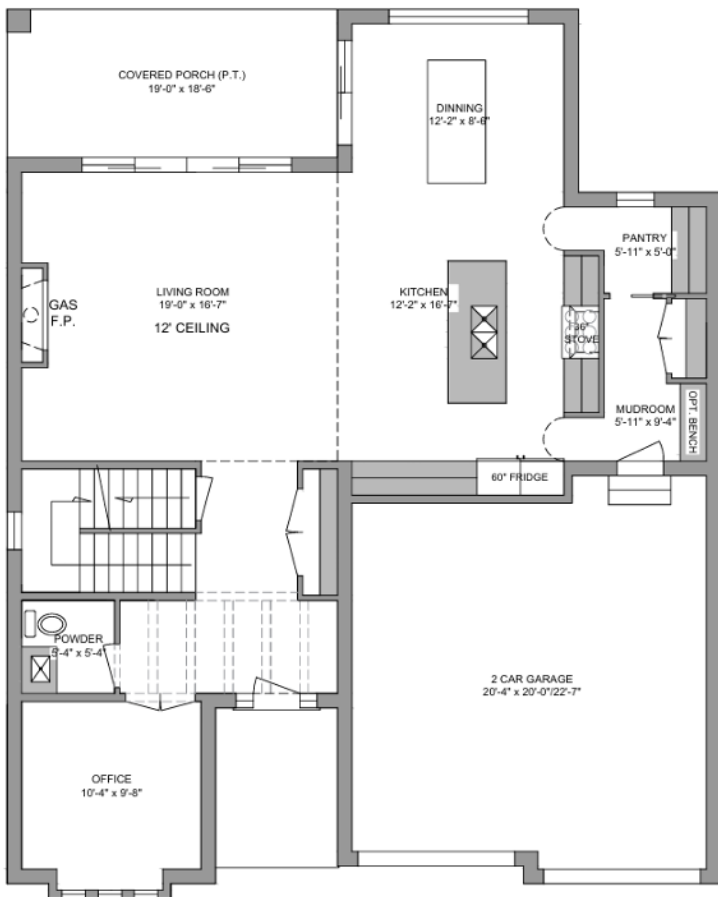
THE AUBURN

2380 SQFT

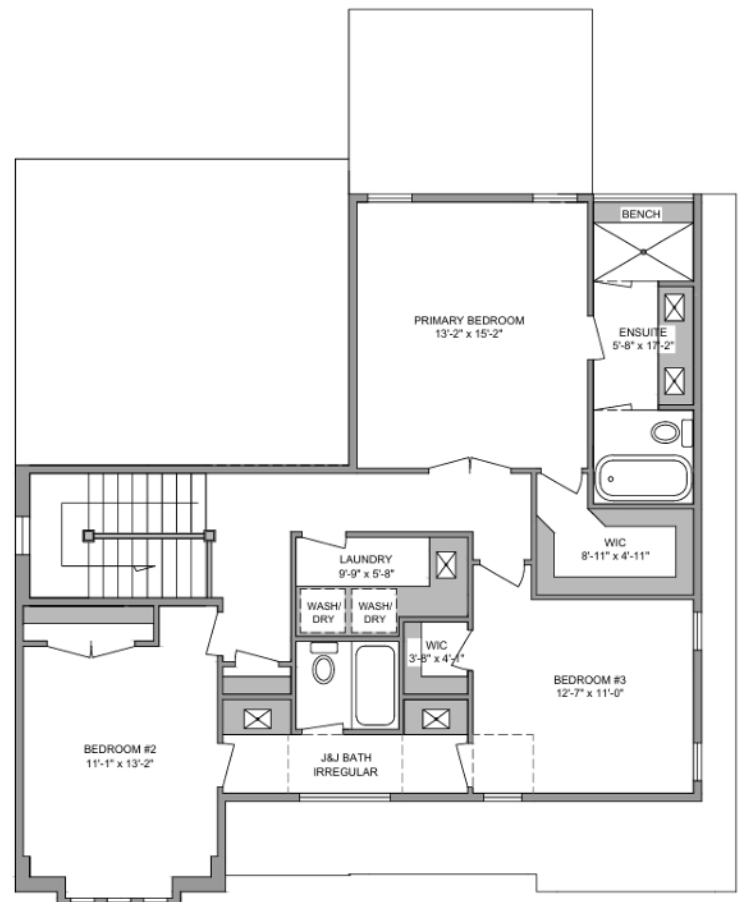
3 

2.5 

2 



1259 sqft



1121 sqft



THE LUCA

2526 SQFT



4 BEDROOMS



2.5 BATHROOMS




2 CAR GARAGE

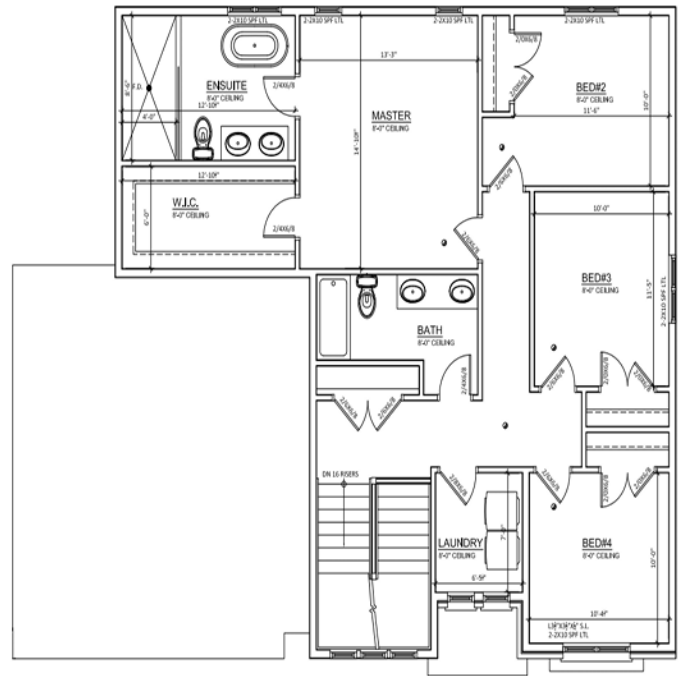
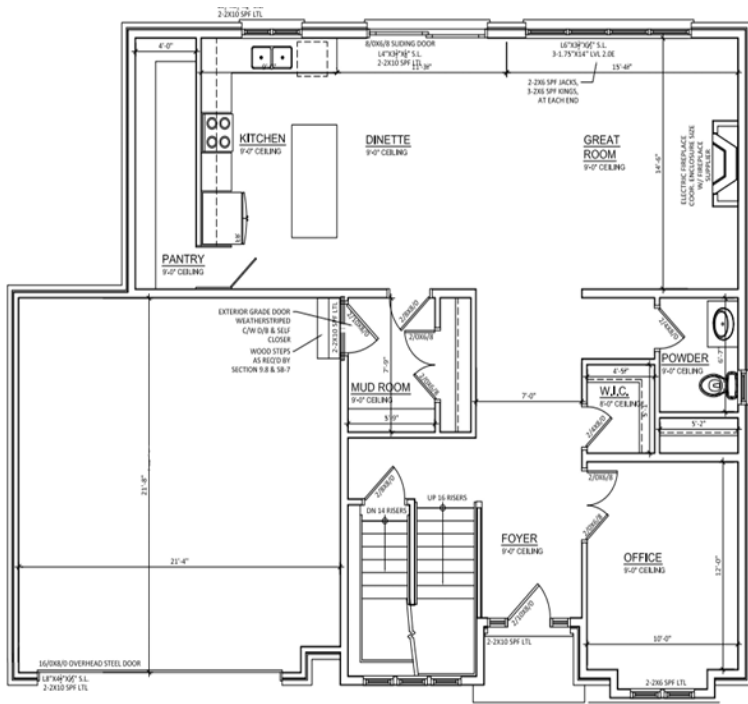
THE LUCA

2526 SQFT

4 

2.5 

2 





THE SHEFIELD

2802 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

THE SHEFIELD

2802 SQFT

4 

3.5 

2 





THE HINSDALE II

2893 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

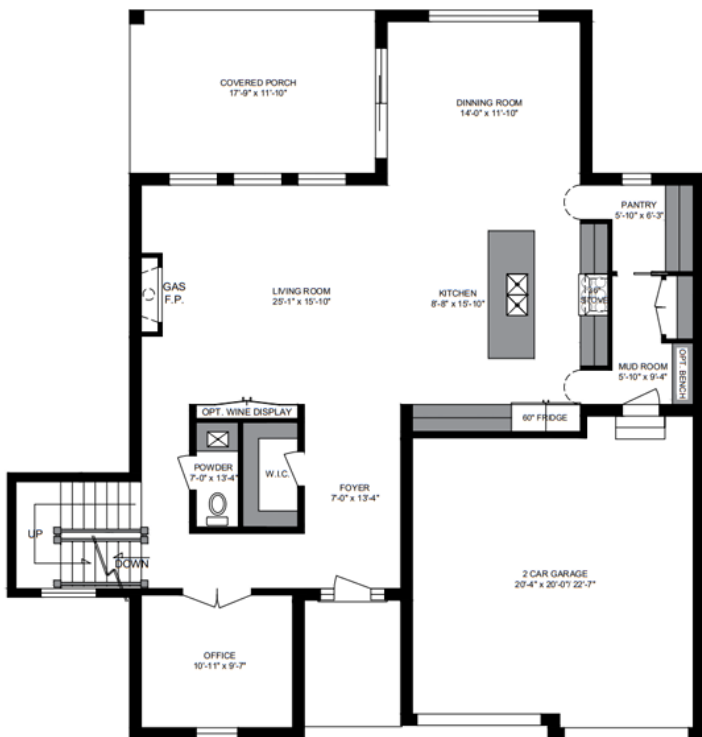
THE HINSDALE II

2893 SQFT

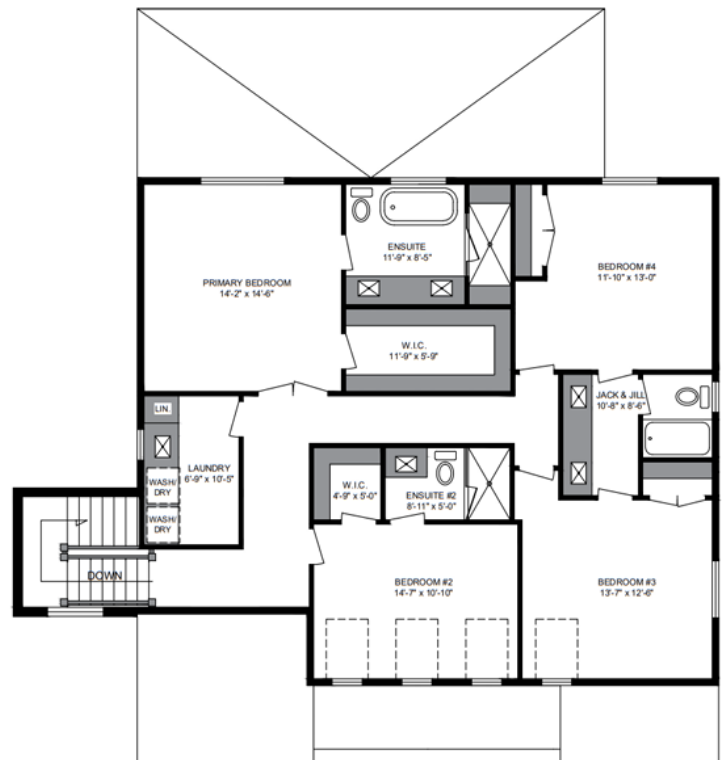
4 

3.5 

2 



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

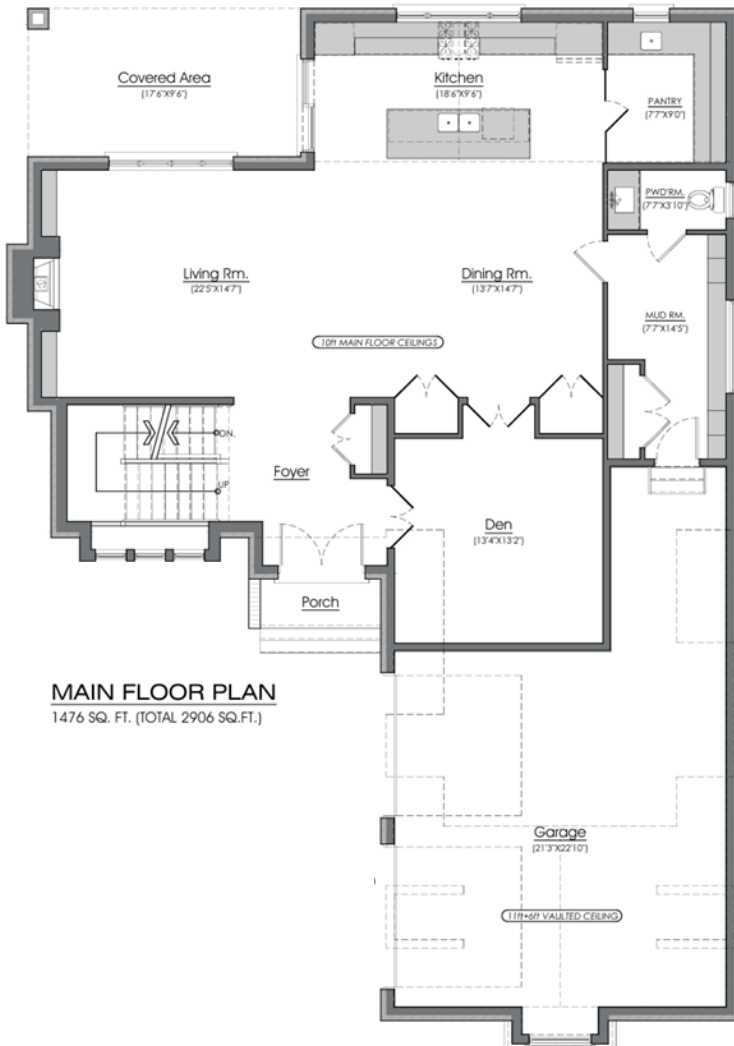
THE LINKWAY

2906 SQFT

3 

2.5 

2 





THE BRADY

2950 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

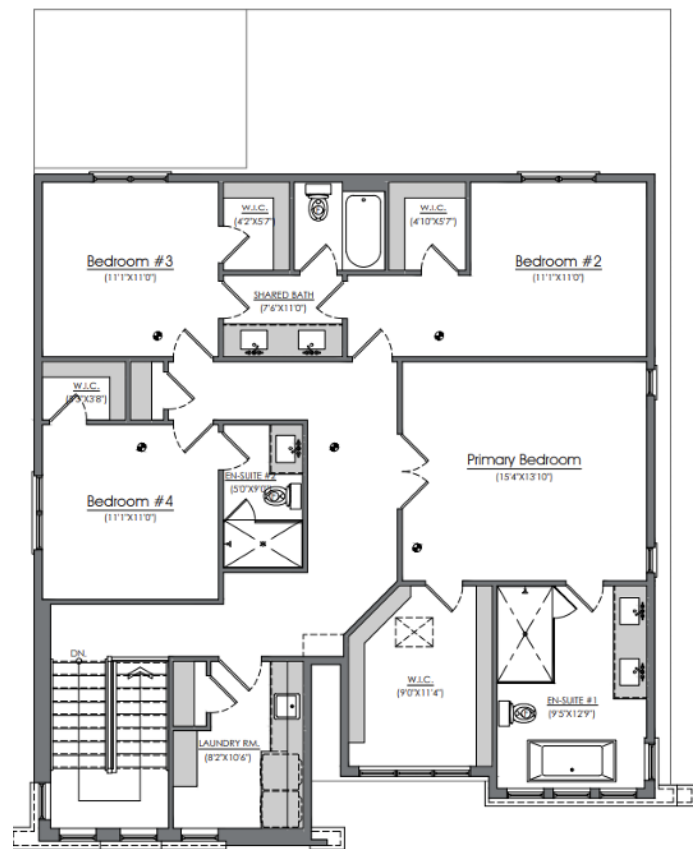
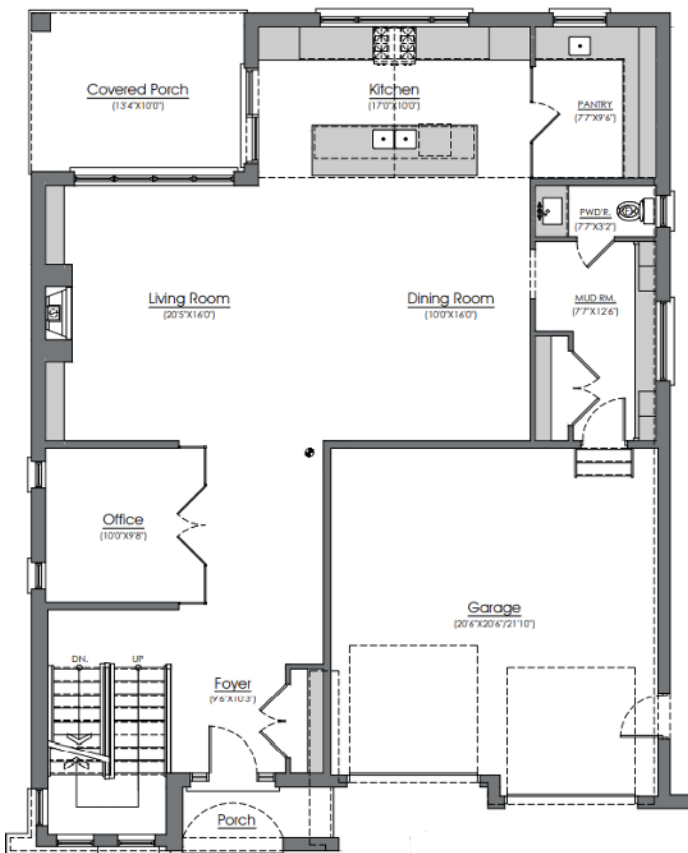
THE BRADY

2950 SQFT

4 

3.5 

2 





THE ASPEN

3122 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

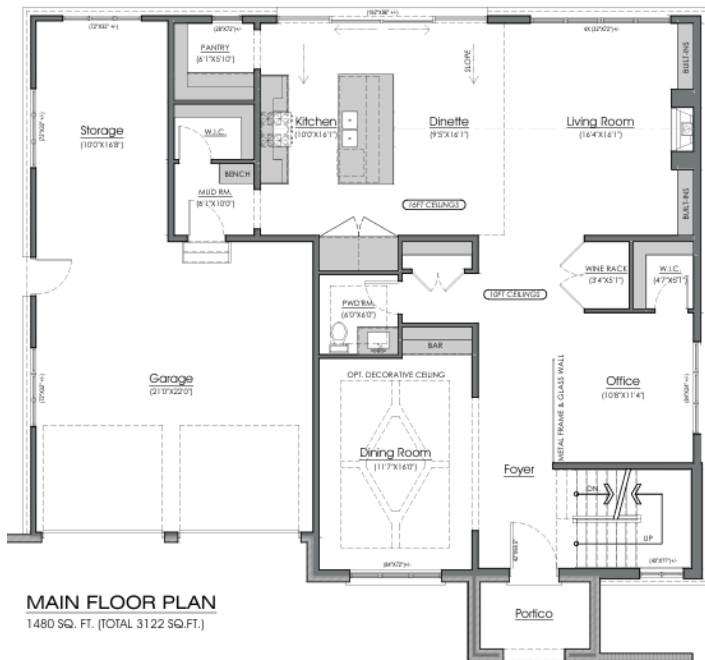
THE ASPEN

3122 SQFT

4 

3.5 

2 





THE AUBURN II

3176 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

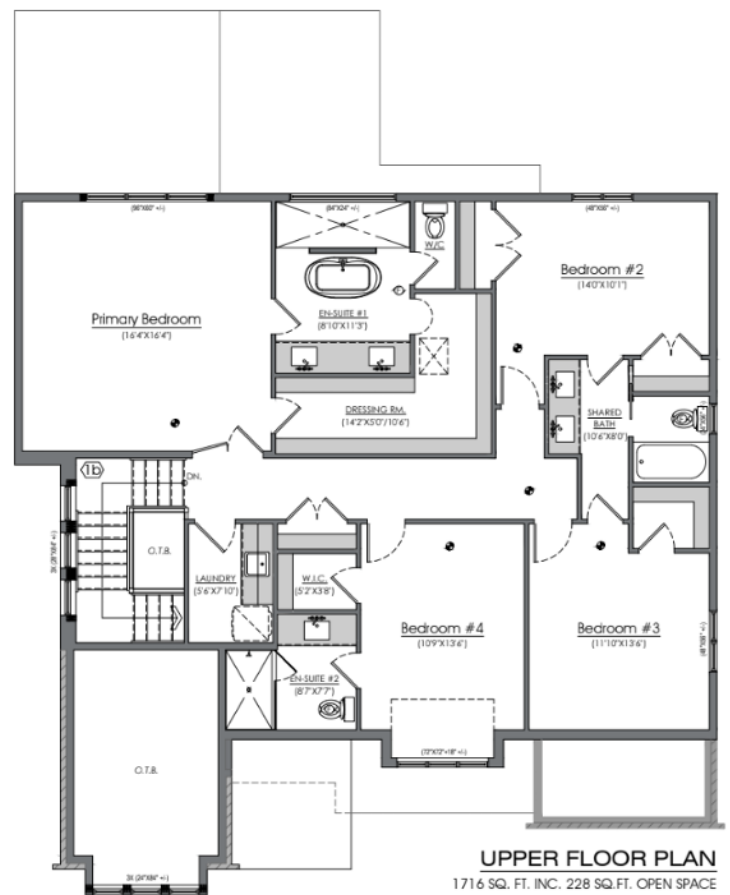
THE AUBURN II

3176 SQFT

4 

3.5 

2 





THE DAVENPORT

3272 SQFT



4 BEDROOMS



3.5 BATHROOMS




2 CAR GARAGE

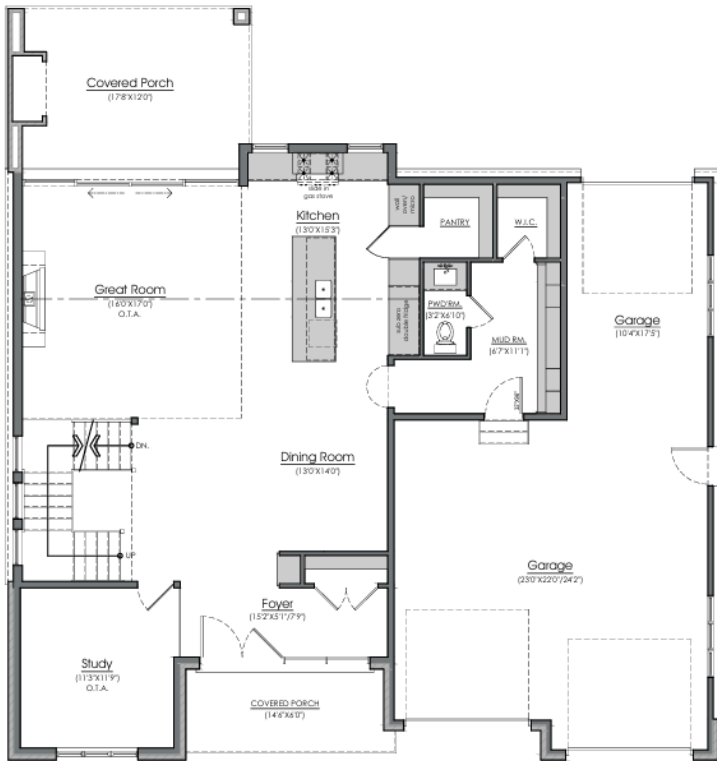
THE DAVENPORT

3272 SQFT

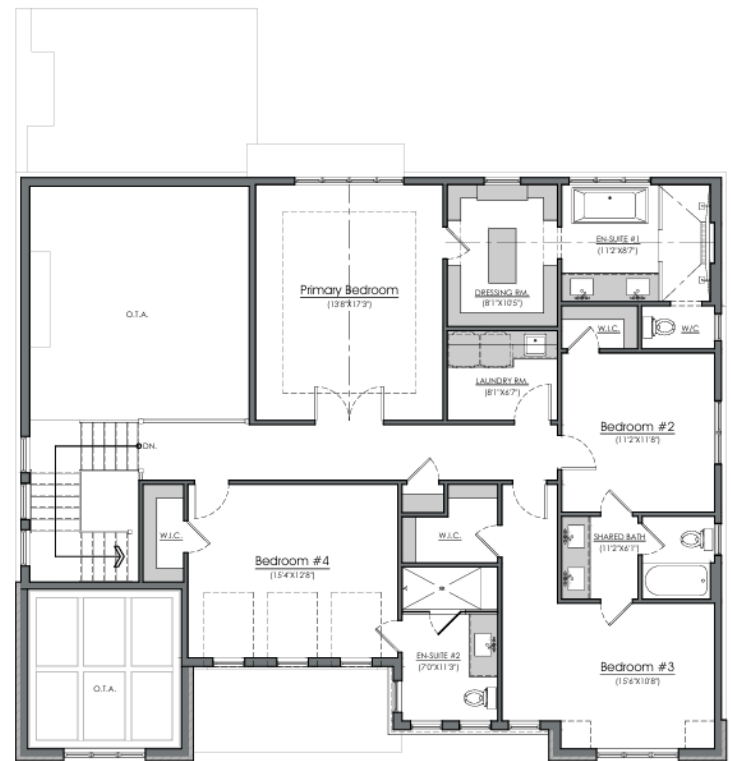
4 

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.

SPECIFICATIONS