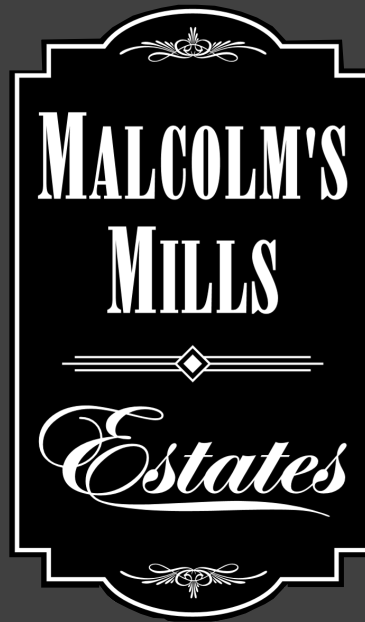
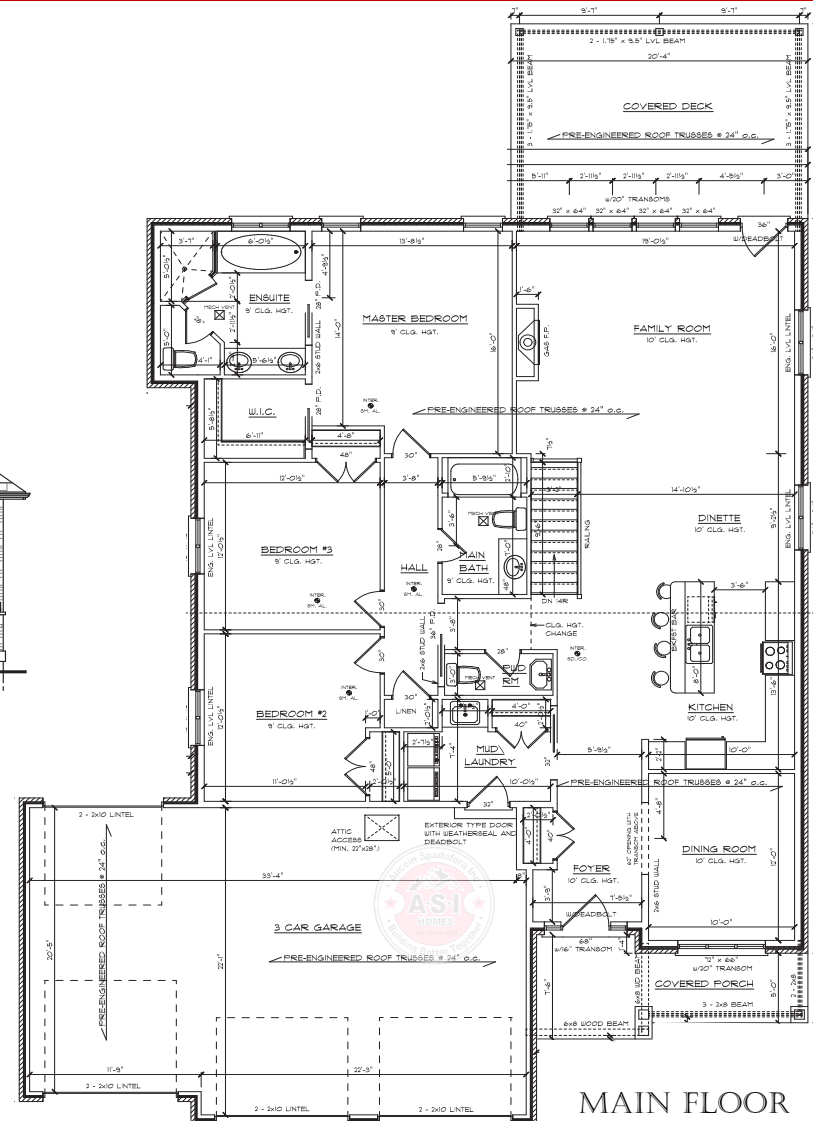


AUCCOIN SPADAFORA INC

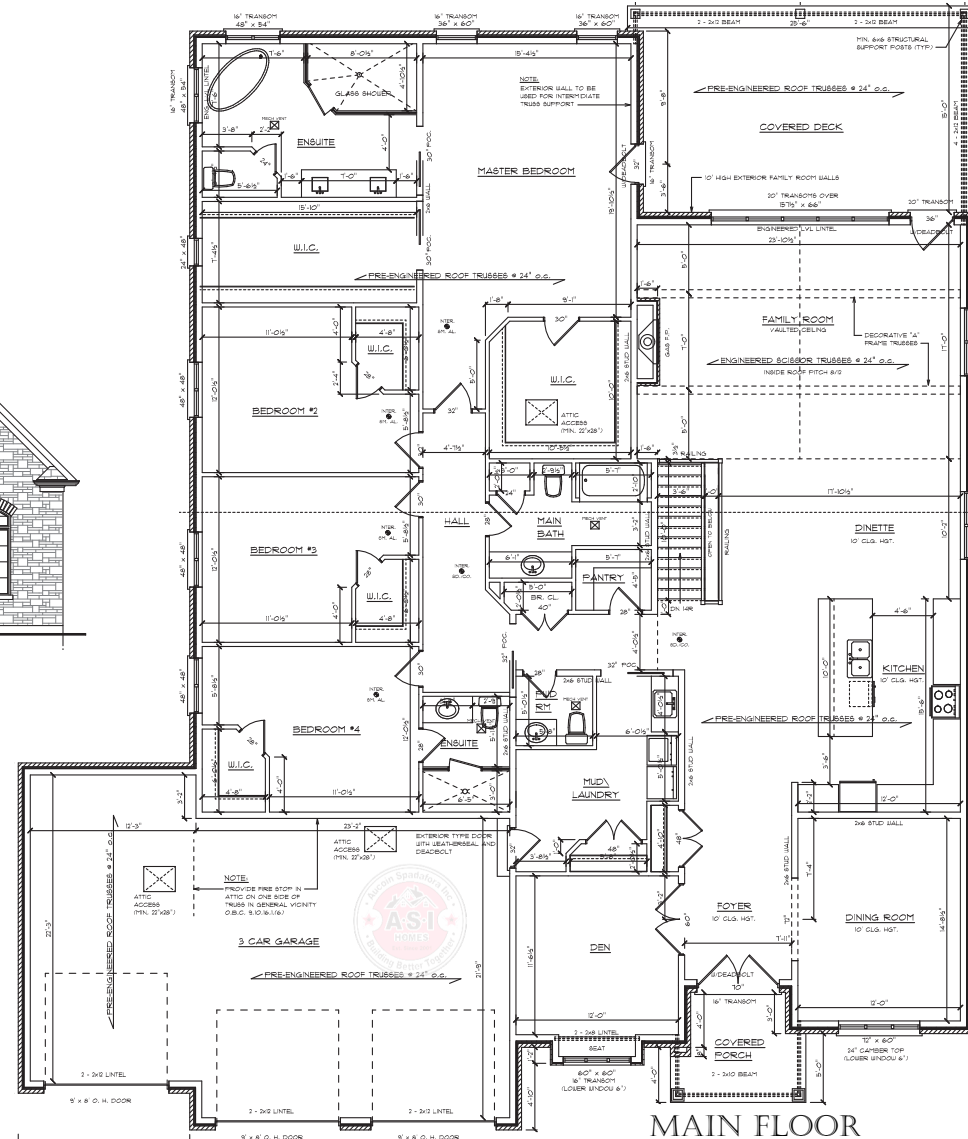


THE OSBORNE



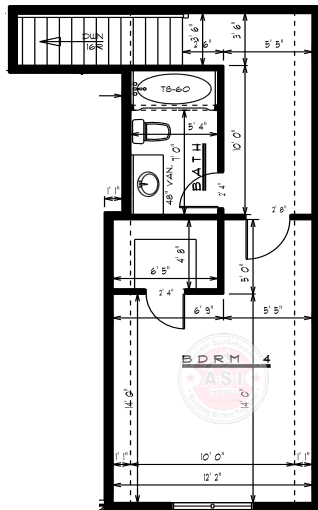
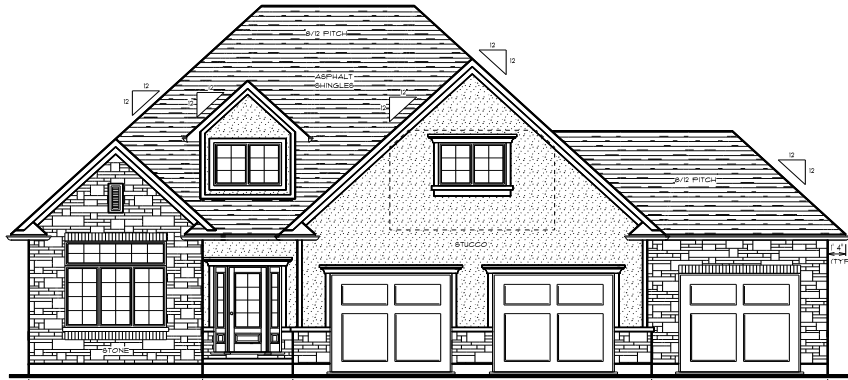
2023 SQUARE FEET

3 BEDROOM / 2 ½ BATHROOMS

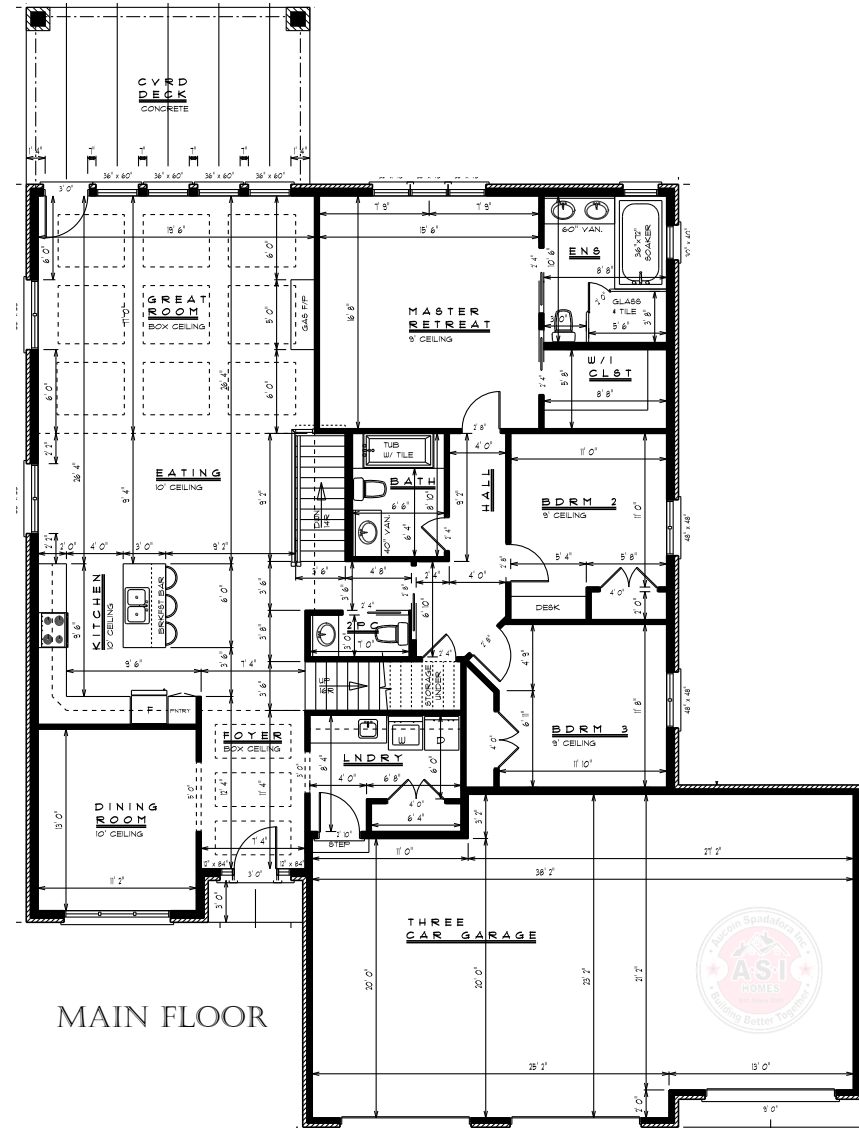


4 BEDROOM / 3 ½ BATHROOMS

THE OSBORNE



LOFT

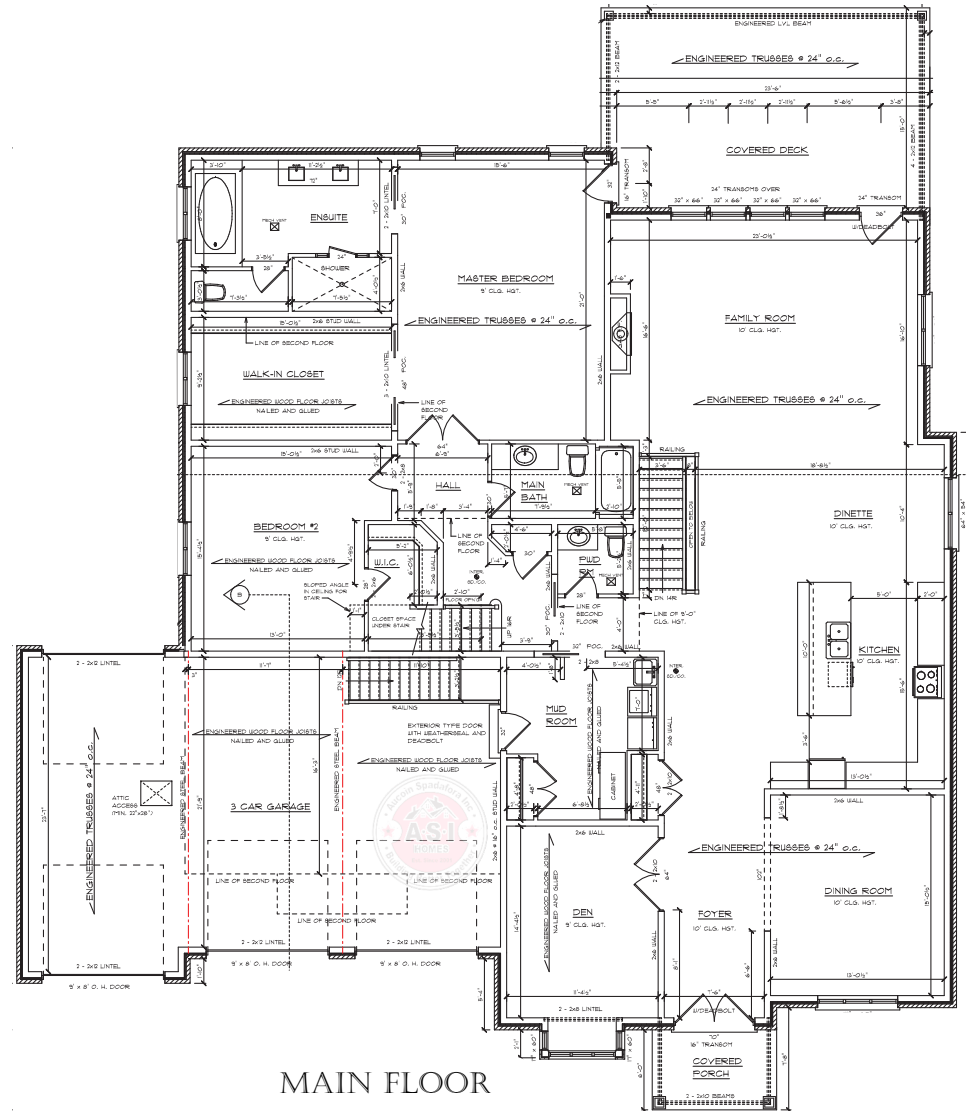
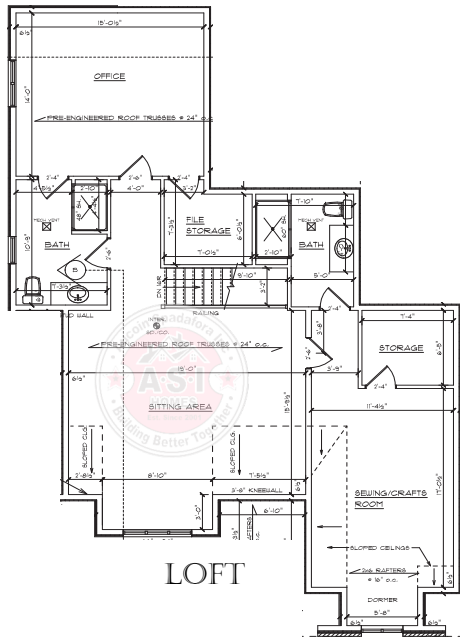


MAIN FLOOR

2208 + 406 SQUARE FEET

4 BEDROOM / 3 ½ BATHROOMS

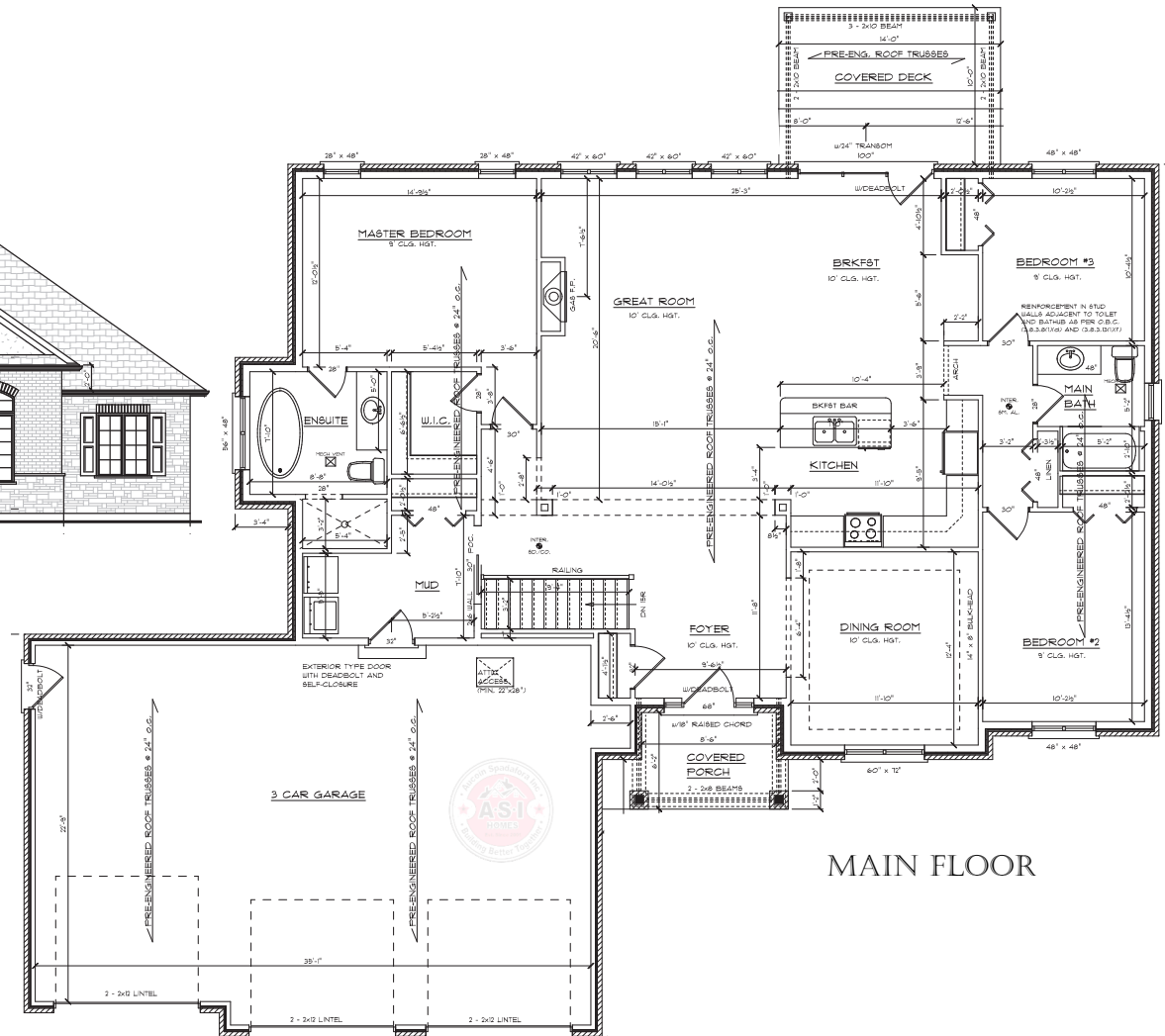
THE OSBORNE



3032 + 1156 SQUARE FEET

4 BEDROOM / 4 ½ BATHROOMS

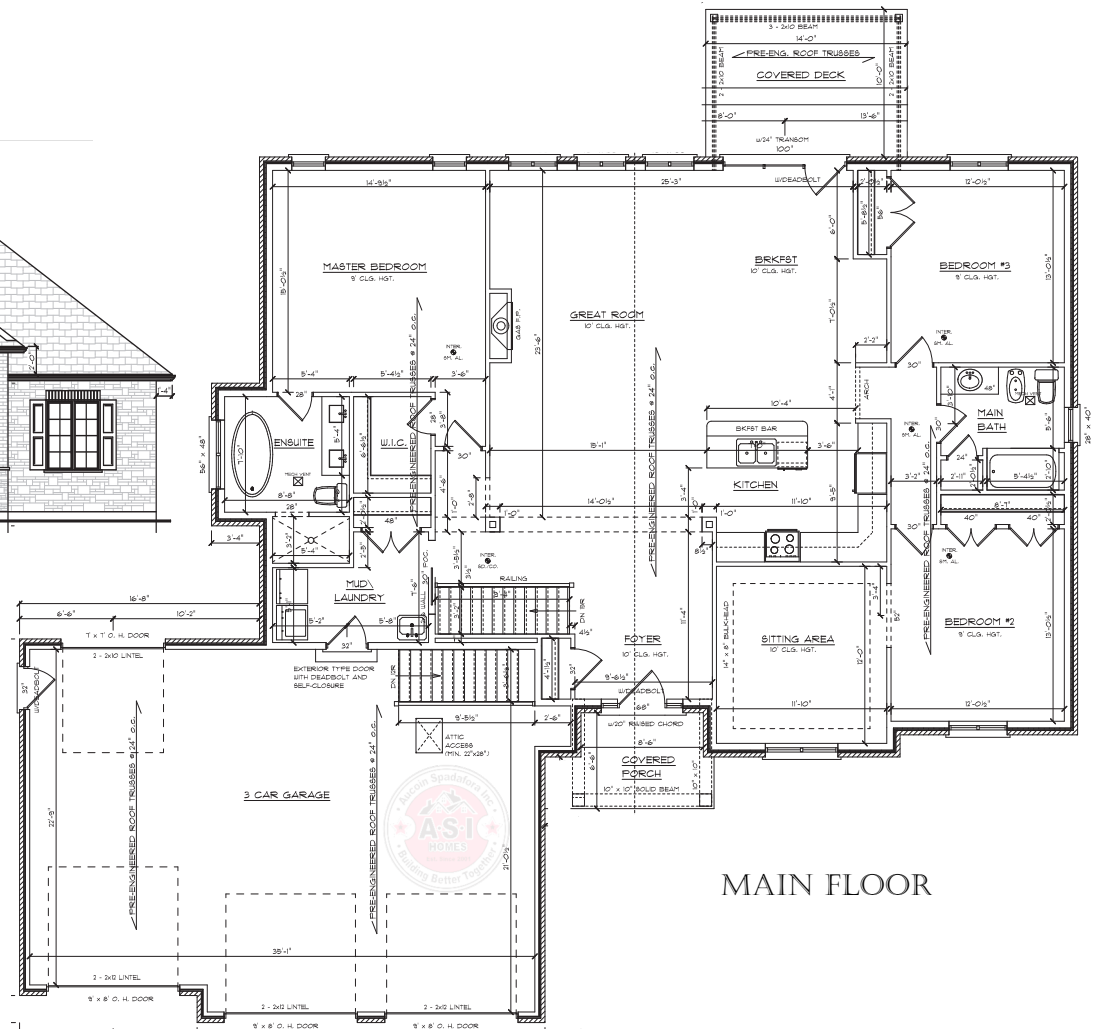
THE CAMPBELL



1900 SQUARE FEET

3 BEDROOM / 2 BATHROOMS

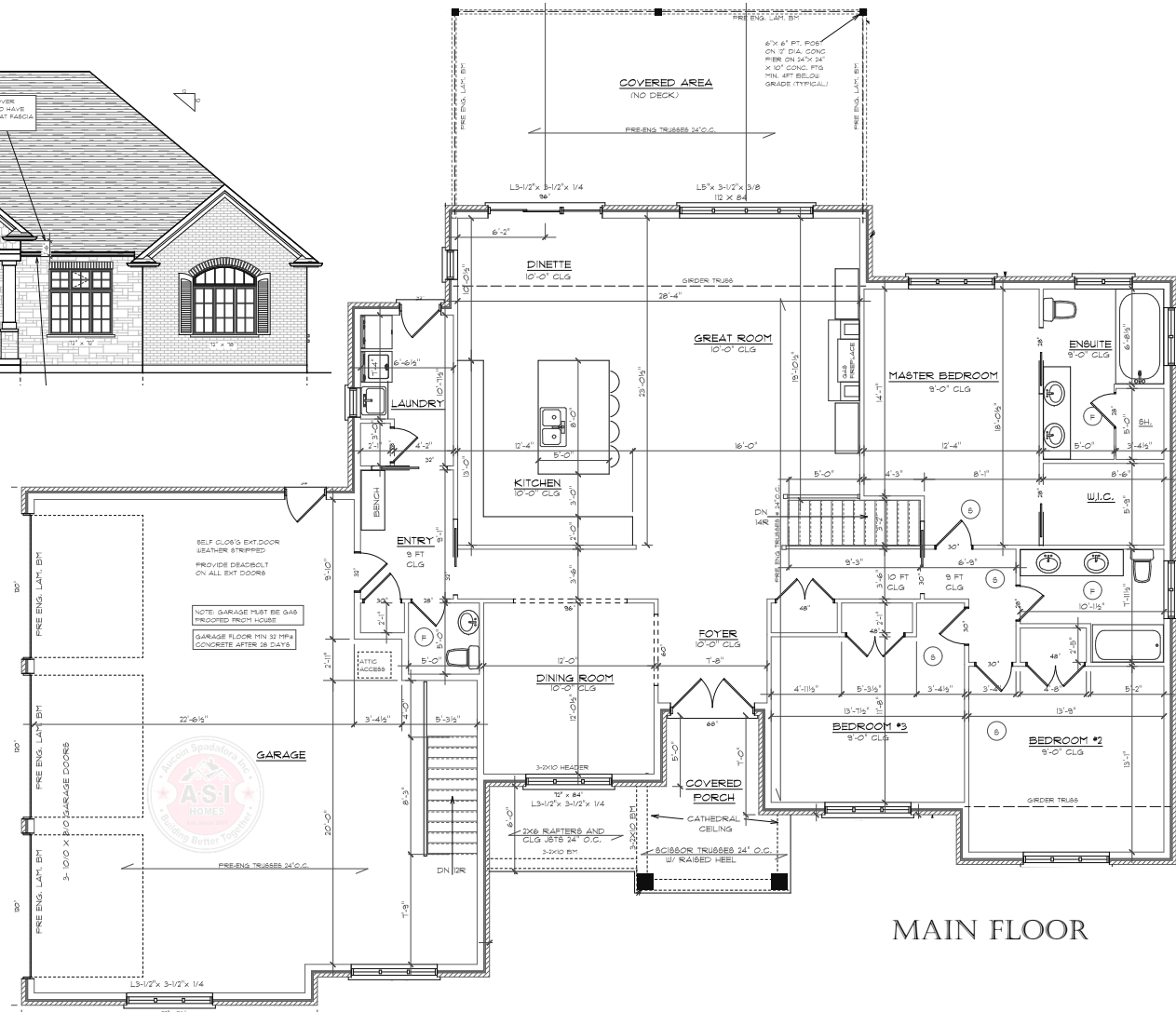
THE CAMPBELL



2149 SQUARE FEET

3 BEDROOM / 2 BATHROOMS

THE MORIN



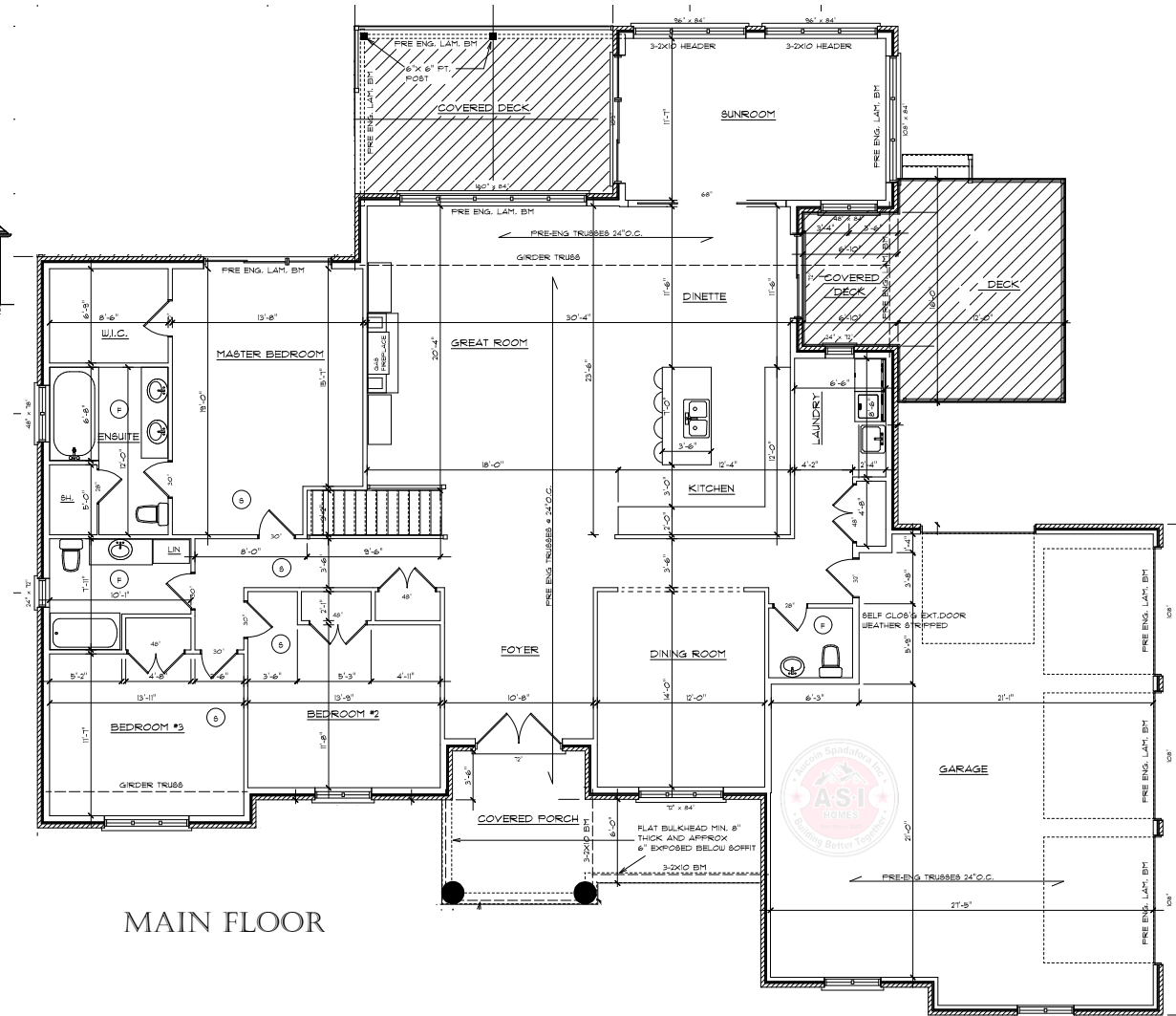
MAIN FLOOR



2231 SQUARE FEET

3 BEDROOM / 2 1/2 BATHROOMS

THE MORIN



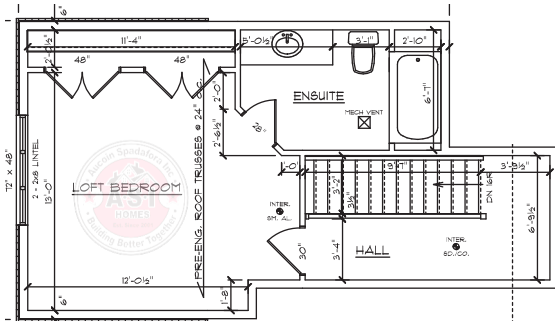
MAIN FLOOR



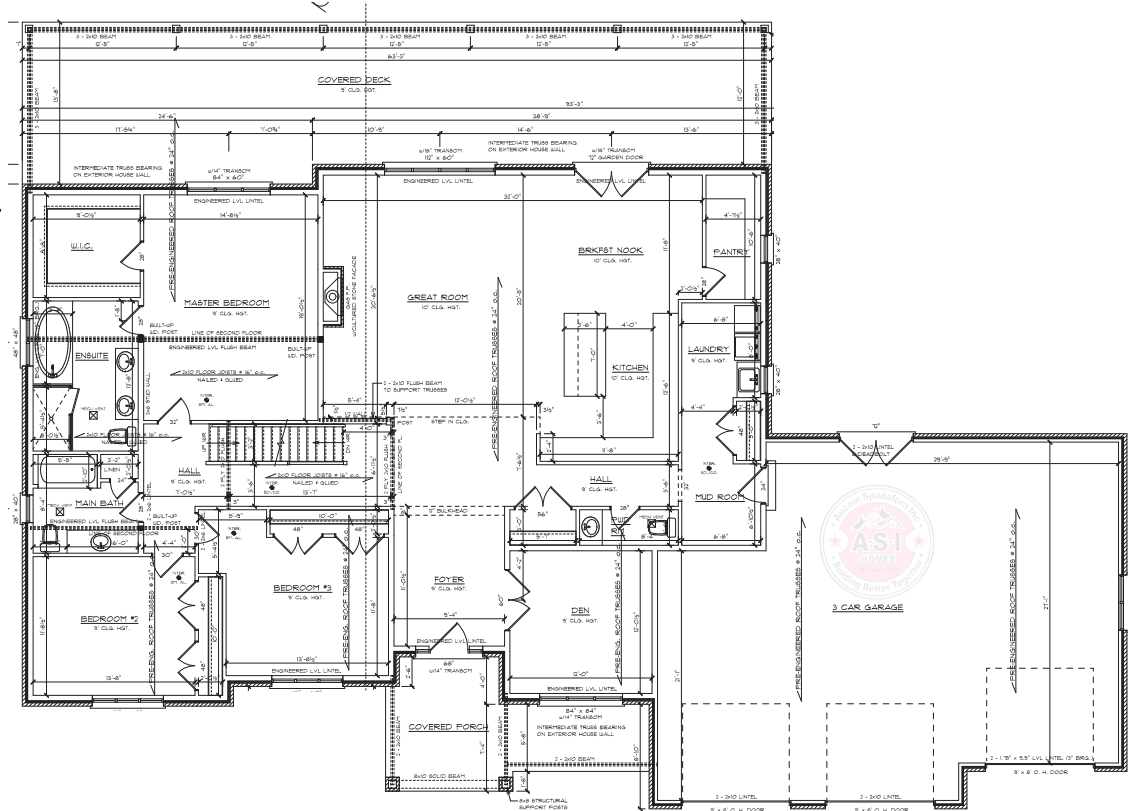
2640 SQUARE FEET

3 BEDROOM / 2 ½ BATHROOMS

THE MORIN



LOFT

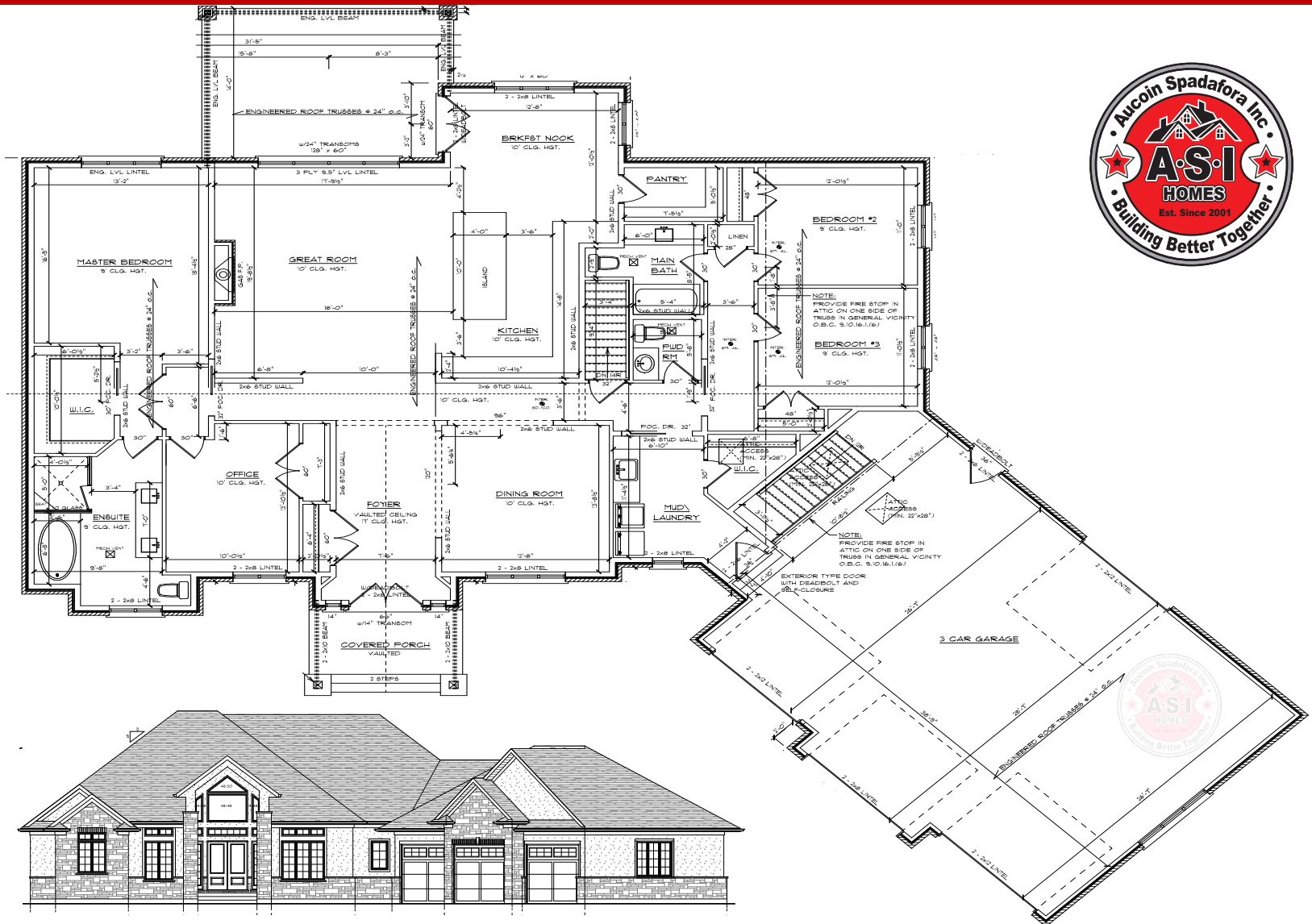


MAIN FLOOR



2662 + 412 SQUARE FEET

4 BEDROOM / 3 ½ BATHROOMS



3 BEDROOM / 2 ½ BATHROOMS

Standard Features



STANDARD FEATURES

Exterior Features

- 9" poured concrete foundation
- Home to be all brick (stone can be added at an additional cost)
- Pre finished maintenance free aluminum soffits, fascia and downspouts
- 40 Year, 3-tab fiberglass shingles
- 2 exterior faucets, one of the two in the garage
- Front walkway to be gravel to driveway with cement step up to the porch
- Driveway to be gravel
- Front and sides of house to be sodded, lot to be fully graded as per engineering plan
- Exterior doors to be painted
- Exterior doors to have deadbolts
- Exterior walls and ceiling to be fully insulated with polyethylene vapor barrier conforming to the Ontario Building Code to enhance conservation of energy

Framing

- Exterior walls to be 2x6 with 16" centers
- Steel beam construction in basement where applicable
- Truss roof framing as per plan
- Floor joists to be installed as per plan
- All floors to be nailed screwed and glued
- Home to have covered back patio as per plan
- Entertaining Area to have ten foot (10') high ceilings
- Bedroom and Hallway areas to have nine foot (9') high ceilings

Basement & HVAC Inclusions

- Gas forced air high efficiency gas furnace, complete with electronic power vented to exterior, high efficiency tankless gas hot water heater on rental basis.
- Central Air Conditioning Unit
- Heat recovery ventilation system (HRV)
- Thermostat centrally located on main floor
- Apex plastic piping and plumbing system throughout
- Gas fireplace provided in main floor family room, with floor to ceiling culture stone on fireplace face wall.

Garage Features

- Poured concrete floor
- Interior drywalled, taped and painted
- Steel insulated garage doors as per plan
- Garage doors as per plan, garage openers installed on garage doors.

STANDARD FEATURES

Kitchen Features

- **Quality kitchen cabinets** in a wide choice of styles from builders standard samples, with mid range quartz counter tops
- Kitchen cabinets to have crown molding and light valance with under cabinet lights
- Double stainless-steel sink, with single lever faucet
- Range hood fan to be vented outside
- Cabinetry open for dishwasher location
- Heavy duty electrical outlet for stove
- Gas Line Ran for stove
- Dedicated electrical outlet for refrigerator
- Electrical outlets at counter level for small appliances

Windows/Doors/Trim

- All windows to be Energy Star rated and low-e argon gas
- Colonial molded panel interior passage doors
- 5" poplar baseboards throughout
- 3" poplar trim on all doorways, archways and windows throughout
- All wood trim and doors to be painted white
- Deadbolts to be installed on exterior doors
- Wire shelving to be installed in closets
- Oak handrail to be provided with wrought iron spindles
- Stairs to basement to be carpet.

Washroom/Laundry Room Features

- Low flush toilet with insulated tank
- Ensuite to have tiled shower with 27" glass door as per plan, vanity and toilet as per plan.
- Main bath to have tub with tile surround on walls.
- Quality custom styled vanity from builders standard samples
- Builders standard samples ceramic tile flooring
- Vanity with sink
- All white sinks and toilets
- Single lever faucets with pop up drains throughout (except laundry tub) – chrome finish
- Pressure balance temperature control valves in all showers
- Ground fault interrupter protection in all washrooms
- Exhaust fans vented to outside
- Private door locks in all washrooms
- Drain and water connections and electrical outlet for automatic washer
- Heavy duty electrical outlet and outside vent for dryer
- Exhaust fans to be vented outside (bathrooms and range hood)

Flooring

- Bathrooms, foyer and laundry to be ceramic tile from builders samples as per plan
- Bedrooms to be hardwood
- Kitchen, Living Area, Dining Area and Hallways to be Hardwood
- Stairs to be stained Oak.

STANDARD FEATURES

Electrical Features

- 200 amp service with circuit breakers
- Exterior and bathroom outlets to have ground fault interruption
- Digital RG 6 cable television wiring to living room.
- Doorbell to be installed
- Smoke detectors to be installed
- White decora light switches throughout
- Electric door chime installed
- Interconnected smoke detectors
- Carbon monoxide detector installed
- Exterior outlets at the front and rear of home
- Exterior Christmas outlet on switch
- 10 LED Potlights provided for main floor interior

Drywall & Insulation

- Exterior walls to be insulated with R-24 insulation
- Attic to be insulated with R-50 insulation
- All interior wall and ceilings to be drywalled
- All drywall to be applied with screws
- All ceilings to be textured
- All corners to be rounded

Grading & Landscaping

- Driveway to be gravel
- Lot to be graded according to city specifications
- Precast front step
- Front and sides of lot lot up until back of house to be sodded

Your Choice

Purchasers shall have the choice of colours from the Builders samples for the following items:

- 1) Ceramic tiles from builders supplier
- 2) Kitchen cabinetry, bath vanities, quartz counter tops from builders samples
- 3) Harwood selection to be made from the builders samples
- 4) Exterior brick selections from builders standards at suppliers.
- 5) Paint colours (3 wall colours included).
- 6) Shingles

Warranty

AUCOIN SPADAFORA INC. warranty backed by the Tarion Home Warranty Program. Includes: the home is free from defects in workmanship and materials for 1 year. TWO YEAR WARRANTY PROTECTION: the home is free from defects in workmanship including caulking, windows and doors so that the building envelope prevents water penetration. Defect in workmanship and materials in the electrical, plumbing and heating delivery and distribution systems. SEVEN YEAR WARRANTY PROTECTION: Major structural defects.

SITE PLAN AND LOT AVAILABILITY





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