

# DETHOMASIS

C U S T O M H O M E S



*Team*

ANDREW J. SMITH

DEERBROOK REALTY INC.

# Standard Features



## Exterior Features

- Brick, Eco Shake, Stucco & Stone (colour coordinated by builder)
- Ridge Venting on Roof System with Full Underlay
- Prefinished aluminum fascia and trough
- 7 16th aspenite roof with Limited Lifetime CertainTeed Landmark Shingle
- 3 1/2" concrete floor on granular fill in garage
- Poured concrete foundation
- Foundation damp proofing system
- White Concrete front porch and garage step
- White concrete driveway and walkway
- Fully sodded yard (front and back)
- Garage drywalled, taped and painted one coat of white
- Prefinished steel sectional garage door (Insulated 12R) with Lites
- Garage door opener, with two (2) remotes (Builder Line)
- Vinyl casement Black windows on Exterior, White on Interior
- Insulated exterior doors with weatherstripping
- Security deadbolts on front door and garage door
- Fiberglass Front Door with Window
- Municipal address
- All windows and doors caulked
- Snow removal and lawn maintenance
- Rear Yard drainage

## Interior Features

- Tray ceiling (as per plans)
- Painted semi solid core interior doors with builder's line hardware
- Painted MDF colonial trim and casing
- Painted walls and ceilings –White Trim/Baseboard, 1 Colour Thru-out(Four Choices)
- Quality engineered hardwood floor and ceramic in baths & laundry
- Flooring system engineered floor trusses, subfloor nailed, screwed, & glued
- Drywall on interior walls
- Wood studding and drywall, noise barrier wall between attached walls
- Caulking – all interior
- 3 1/2" Concrete floor on granular fill in basement

## Kitchen, Bath and Laundry Features

- Custom Kitchen and Ensuite/Main Bath cabinets
- Quartz counter tops in Kitchen, Ensuite bath & Main Bath
- Kitchen: Double stainless steel sink with Riobel Pro chrome pull down faucet
- Main Bath: Acrylic Tub Installed with Riobel chrome faucet & hardware
- Ensuite Bath: Ceramic Shower c/w Shower Door, and Riobel Pro Faucet
- Water Closets are Comfort Height
- Main level laundry basin with Builder's Line Cabinets
- Backsplash in Kitchen (Builders Selection), as per Builder's Line
- Water line for fridge.
- Gas Line for Stove & BBQ.

## Electrical and Mechanical Features

- High efficiency air conditioning system
- Door chime
- Two exterior weather proof outlets
- Exhaust fans in all baths
- Ground fault electrical protection in all bathrooms
- Pre-wired for one (1) telephone jack and three (3) cable jack
- Smoke detector and carbon monoxide detector as required
- Interior and Exterior pot lights, as per plan.
- Lighting Allowance of \$ 3,000.00 Including HST Included in Price
- Backflow Protection Installed
- High efficiency furnace
- High efficiency water heater directly vented to exterior (rental)
- Two exterior hose connections (garage and rear)
- Rough in 3-piece bathroom in basement
- Undercounter Lighting In Kitchen (Builder's Selection-Installed)

## Added Bonus Features

- Automatic sprinkler system included.
- Tarion warranty
- City water and sanitary sewers.
- Restrictive covenants.
- Maintenance Package, as per association

## Allowances:

- Lighting Allowance of \$ 3,000.00 Including HST Included in Price
- Cabinet Allowance: As Per Standard Layout.
- Flooring: Hardwood and Tile (as per model/floorplan).
- Carpet on Stairs Only.

# Standard Features



## Warranty

- All homes are warranted by the Tarion 7 year coverage against major structural defects.

## Foundation and Concrete Work

- Poured concrete foundation.
- Sill gasket at foundation plates to avoid air leakage.
- Delta waterproofing membrane or equal.
- Concrete front porch and steps.
- Gravel Driveway and walkway to side of home.
- 4" concrete basement floor on granular fill.
- 4" concrete floor on sand fill in garage.

## Structure

- 1/2" sub floor glued and nailed.
- T.G.I engineered floor joists or 2x8/2x10 floor joists spaced 16" centre with blocking for added support.
- 2x6 exterior walls.
- 2x4 interior walls.
- 7/16 aspenite roof sheathing.
- Engineered roof trusses Rivard/Superior Truss.

## Roof

- Asphalt Shingles with manufacturer lifetime warranty.
- Commercial Grade ice and water shield in all valleys.
- All aluminum fascia, soffits, eaves troughs and downspouts.
- IKO 15 lb. felt on entire house first 36".

## Insulation

- R-60 blown in attic.
- R-22 insulation in interior walls.
- Spray foam where required.

## Windows and Doors

- DEL windows, patio door and front door with multi-point locking system.

## Exterior Finishes

- Brick, stucco, Hardie board, aluminum decorative siding and stone throughout homes (materials dependent on design plans and availability).

## Exterior Grading

- Complete lot to be rough graded prior to closing.
- Gravel driveway and sidewalk consisting of 0-2" base gravel.

## Garage

- Lift master overhead mount garage door system with 2 remotes.
- 4" concrete floor with saw cut.
- 6" x 6" wire mesh in concrete floor.
- Cold-water tap.
- a Drywalled, painted and primed.

## Exterior Lighting

- Exterior rear porch with led pot lights.
- Exterior pot lights throughout front of house (as per pot light allowance).

## Plumbing

- Two exterior hose bibs.
- Pex water pipes.
- A.B.S. sanitary line.
- Tankless rented hot water tank (buyer to assume rental agreement).

## Mechanical

- High efficiency furnace and air conditioner. Two stage fan motor.
- Programmable thermostat.
- All ducts sealed.
- One sump pump discharged to storm system and one discharged to front driveway.
- Sewer ejection pump for basement sanitary pipe (if required).
- Heat Recovery Ventilation Unit.
- All windows and doors to be foamed and caulked.

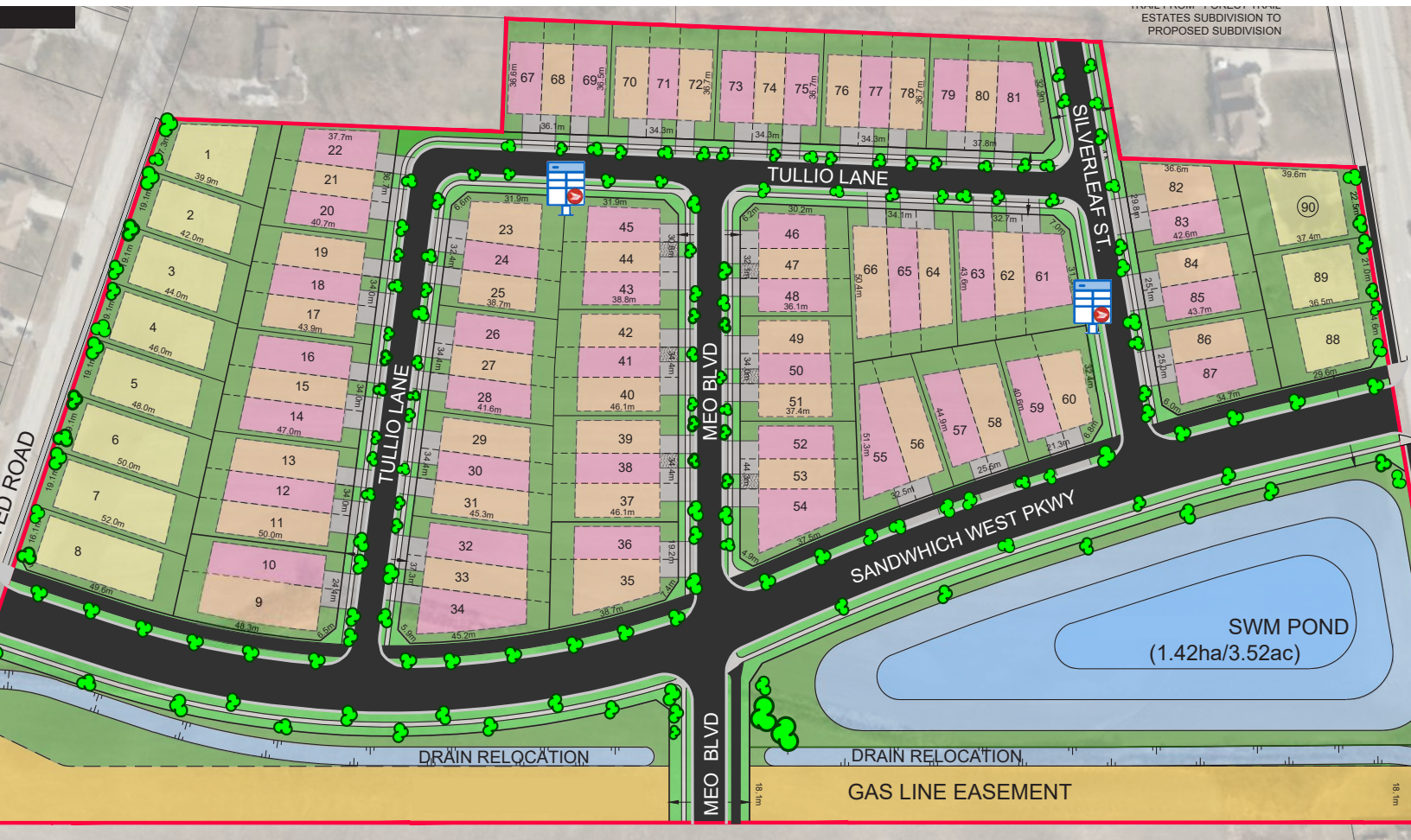
## Gas Lines

- Gas line to stove.
- Gas line to B.B.Q.
- Gas line to fireplace.

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# Site Map



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[andrewsmithrealty.com](http://andrewsmithrealty.com)



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# Lots Available

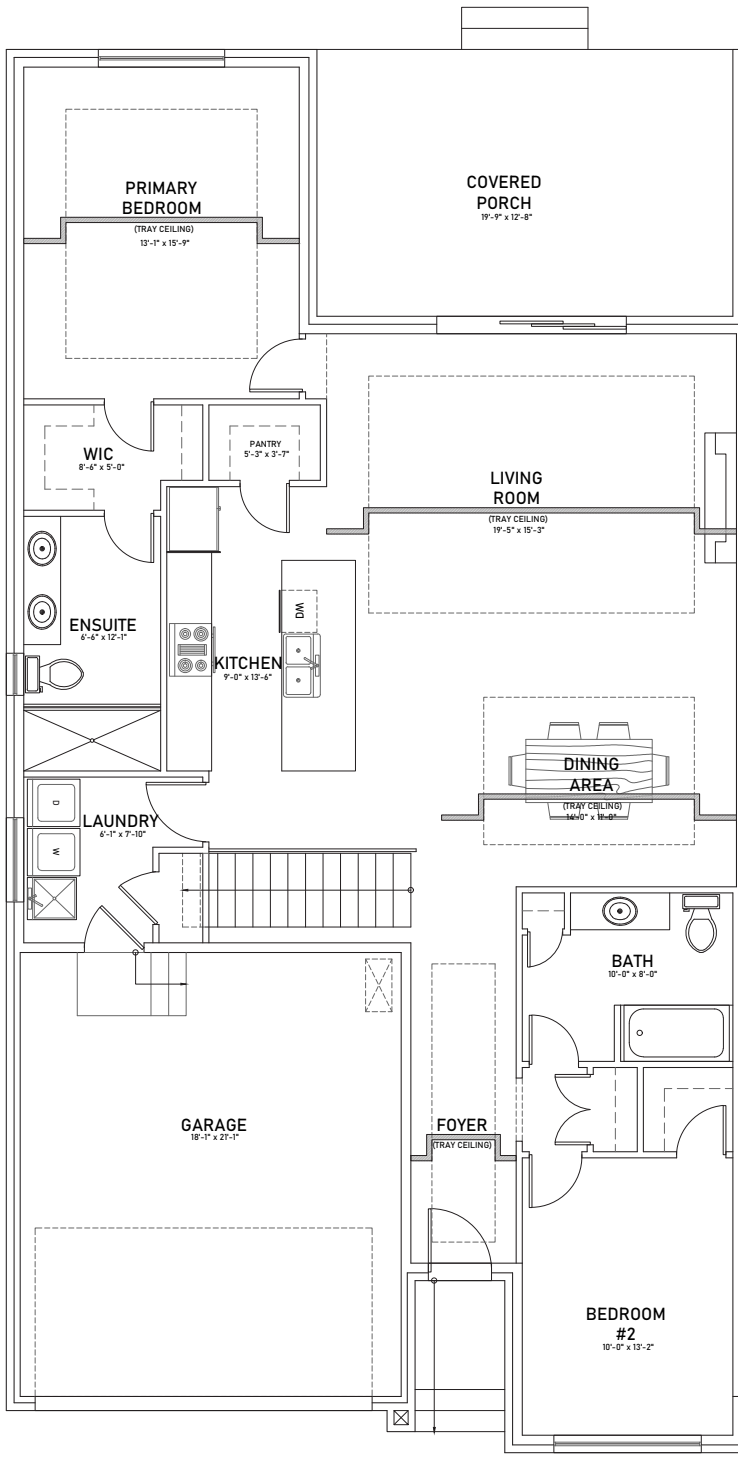
LOT #	ADDRESS	SIZE	AVAILABLE
Lot: 55	2790 Sandwich West Parkway	65.1 x 168.26	
Lot: 56	2780 Sandwich West Parkway	41.5 x 147.27	
Lot: 57	2770 Sandwich West Parkway	41.82 x 147.27	
Lot: 58	2760 Sandwich West Parkway	41.82 x 147.27	
Lot: 59	2750 Sandwich West Parkway	41.5 x 133.17	
Lot: 60	2740 Sandwich West Parkway	50.67 x 106.27	
Lot: 82	7548 Silverleaf Lane	56.24 x 120.05	
Lot: 83	7558 Silverleaf Lane	41.5 x 139.73	
Lot: 84	7568 Silverleaf Lane	41.5 x 143.34	
Lot: 85	7578 Silverleaf Lane	41.5 x 143.34	
Lot: 86	7588 Silverleaf Lane	41.5 x 113.82	
Lot: 87	7598 Silverleaf Lane	60.18 x 113.82	



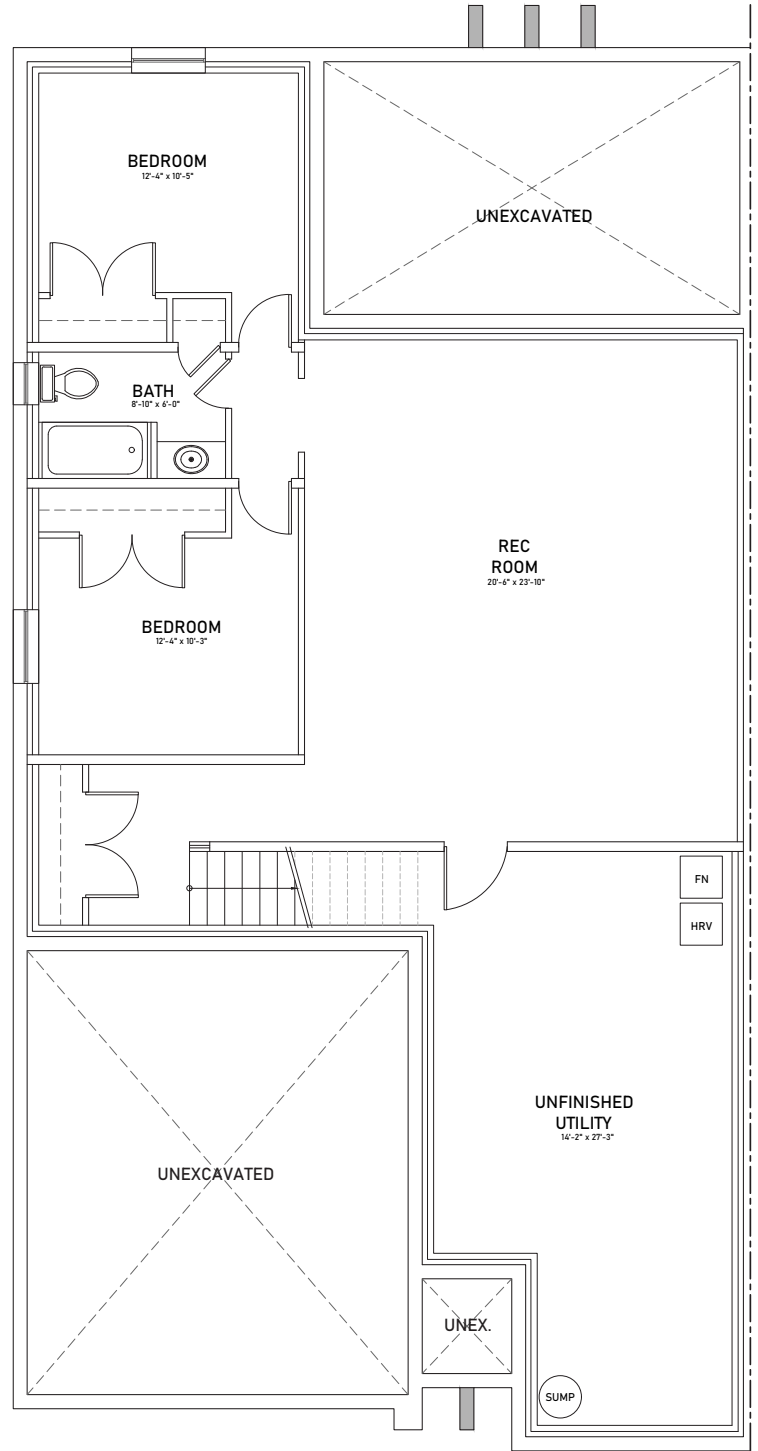
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# Floor Plans LEFT Unit

## Main Floor



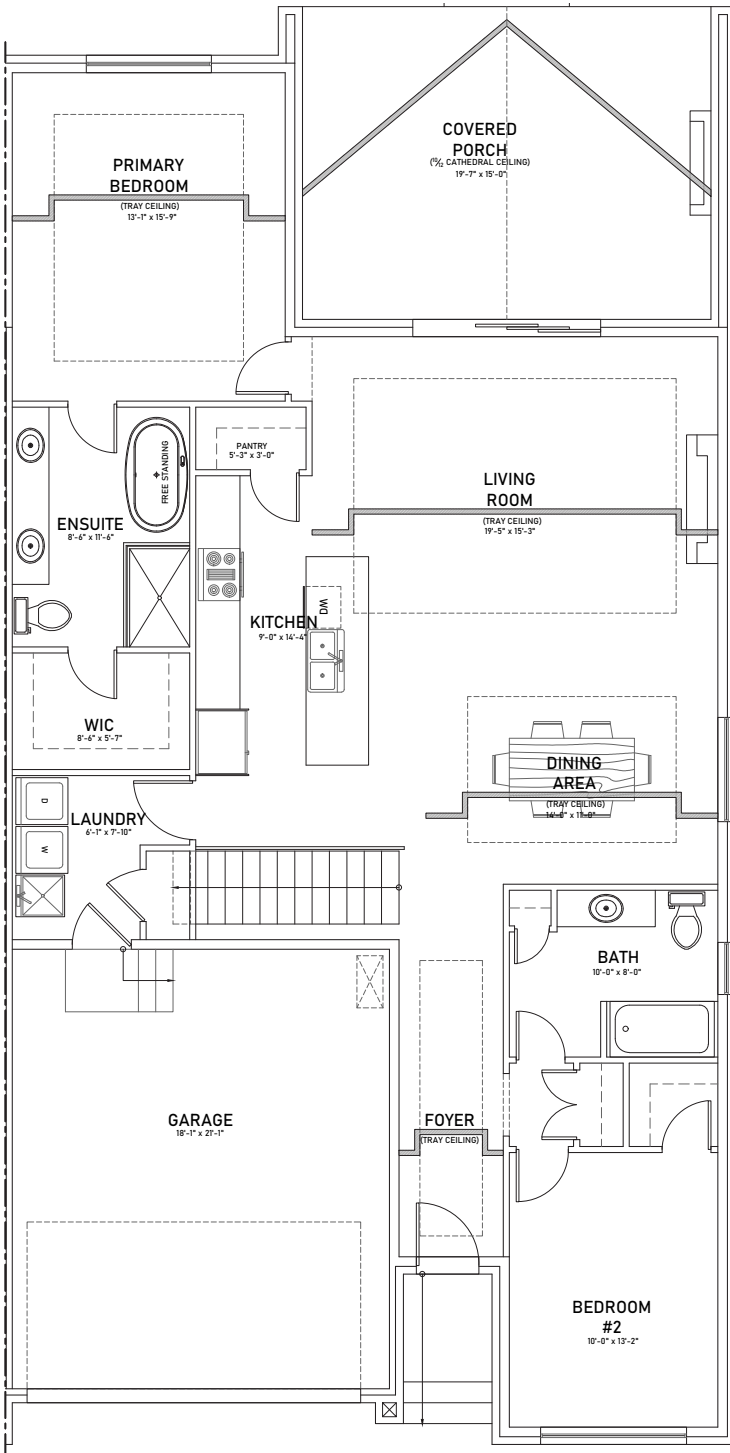
## Basement



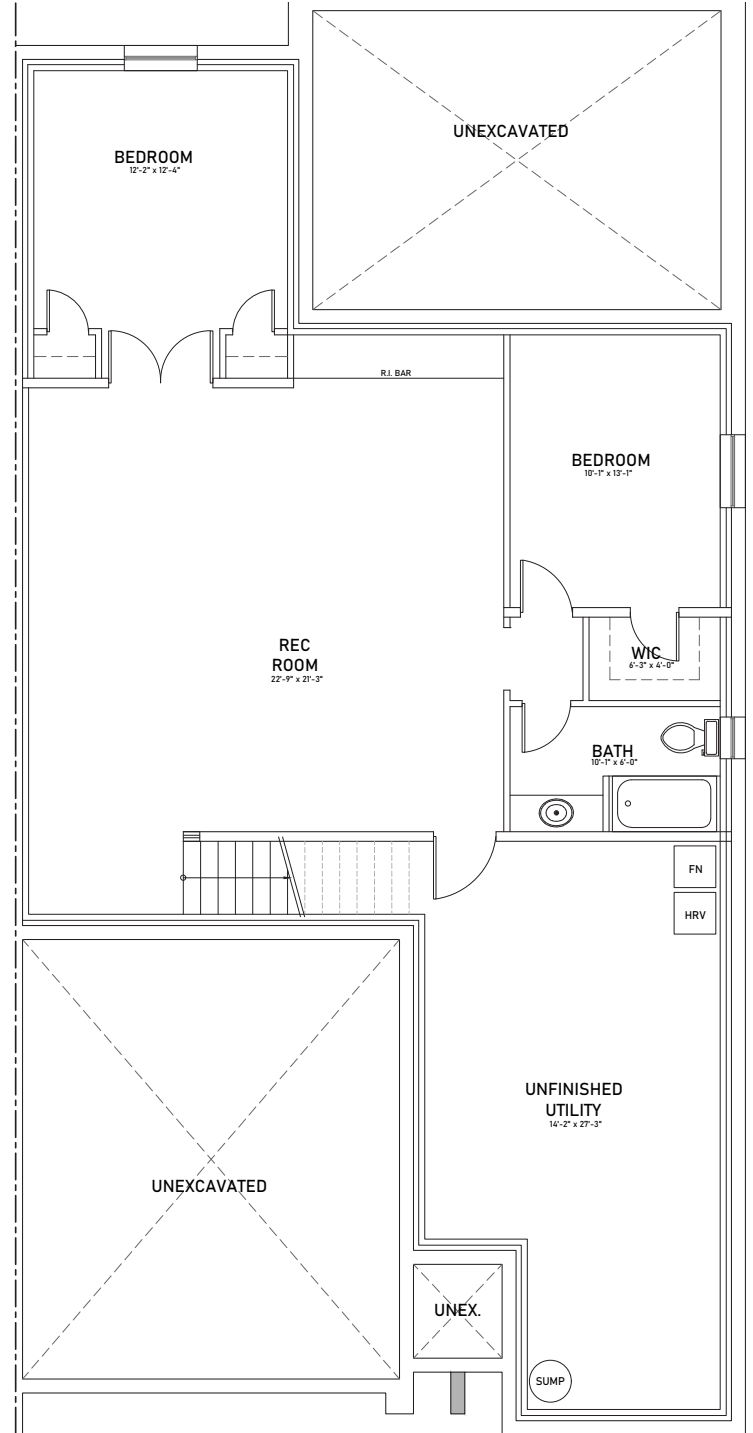
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## Main Floor



## Basement



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