

# DETHOMASIS

C U S T O M H O M E S

## Kingsbridge Development



*Team*

ANDREW J. SMITH

DEERBROOK REALTY INC.

# Standard Features

## Exterior Features

- Clay brick, vinyl, hardboard, stucco, stone as per plans
- Prefinished aluminum fascia and trough with splash pad
- Ventilated vinyl soffit and prefinished attic vent system
- 1/2" plywood roof with Lifetime Warranty Shingles
- Poured concrete foundation
- Sill gasket at foundation plates to prevent air leakage
- Delta waterproofing system or equal
- Two car garage drywalled, taped to code
- Prefinished steel sectional garage door
- Gravel driveway and walkway
- Concrete front porch
- Security deadbolts on front door and garage door
- Insulated exterior doors with weatherstripping (including garage door)
- All windows and doors are caulked to brick and to vinyl siding
- Coloured Window Selection(White, Clay, Sable)
- Caulking - all exterior
- Rear yard drainage

## Interior Features

- Painted interior doors (series 800) with lever pewter hardware.
- Painted colonial trim, 5"(Approx) base, 2 3/4 Casing
- Paint-All Walls, 1 coat primer, 2 coats tinted latex.
- Quality carpet, ceramic, and hardwood as per plans
- 5/8" tongue and groove plywood sub-floor nailed & glued
- Drywall on Interior Walls
- Caulking - all interior
- Basement insulation to code and R50 ceiling insulation
- 2" x 6" exterior walls at 16" centre with R24 insulation (excluding garage)
- Single laundry tub in basement(Per Plan)
- 4" concrete floor on granular fill in basement
- Rounded Drywall Corners
- One Ceiling Detail in Mbdm or Living Rm
- Iron and Wood Rails(as per plan)
- Hardwood Floors(as per plan)

## Kitchen and Bath Features

- Kitchen cabinets, granite in kitchen & baths, as per plan
- Double stainless steel sink with single lever faucet
- One piece acrylic tub enclosure (white) and 3'x4' Ceramic/Glass
- Ensuite, (half bath-Only, as per plan).
- Single lever washerless faucets

## Electrical and Mechanical Features

- Complete air conditioning system
- White Decora Electrical Switches
- Two exterior weather proof outlets
- Copper wiring from breaker panel
- Ground fault electrical protection in all bathrooms
- Exhaust fans in all baths
- Chimney Range Hood in Kitchen
- 200 AMP electrical service
- Stove, dryer vent, and washer/dryer 220 volt outlets
- Location provided for built-in dishwasher
- Pre-wired for 2 telephone jacks and 4 cable jacks
- Smoke detectors and carbon monoxide detector (As Per Code)
- Sump pump at lower level
- High efficiency gas furnace(96%)
- High efficiency water heater vented to exterior (rental)
- Two exterior hose connections (garage and rear)
- Programmable Thermostat
- 10(Ten) Interior Pot Lights(location TBD)
- HRV System(Simplified)
- Rough alarm system

## Added Bonus Features

- Taron Warranty
- Mortgage package with competitive rates available
- Town water, storm and sanitary sewers, and street lights
- Master planned community
- Restrictive covenants
- Close to Park and Trails
- Slide Glass Doors(As Per Plan)



# Kingsbridge Development



## Schedule "D"

### Whelan

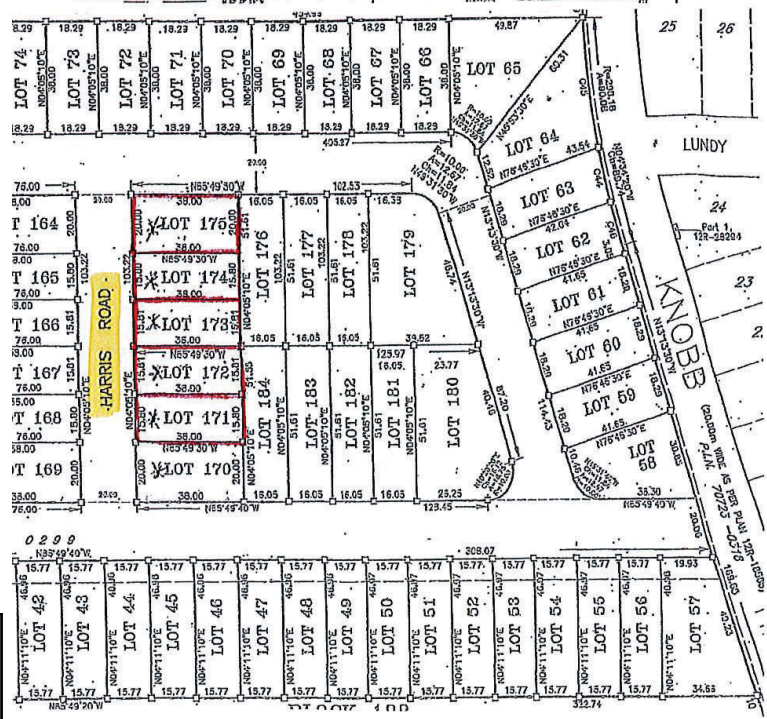
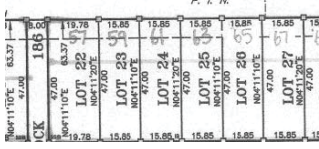
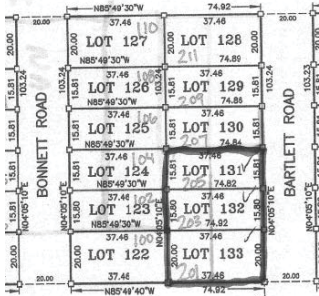
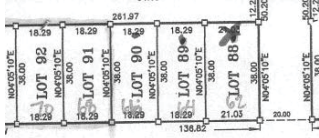
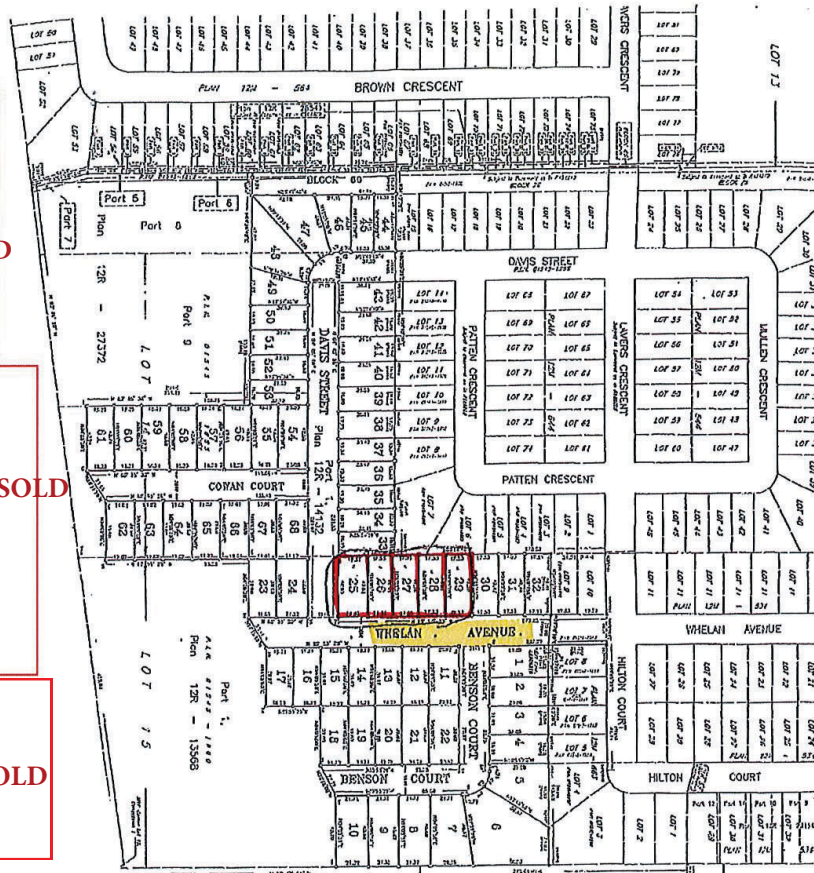
- 169 LOT 25 - 65ft x 131ft
- 167 LOT 26 - 56ft x 131ft
- 165 LOT 27 - 56ft x 131ft **SOLD**
- 163 LOT 28 - 56ft x 131ft
- 161 LOT 29 - 56ft x 131ft

### Harris

- 500 LOT 170 - 65ft x 124.5ft
- 502 LOT 171 - 51.8ft x 124.5ft **SOLD**
- 504 LOT 172 - 51.8ft x 124.5ft
- 506 LOT 173 - 51.8ft x 124.5ft
- 508 LOT 174 - 51.8ft x 124.5ft
- 510 LOT 175 - 65ft x 124.5ft

### Barlett

- 205 LOT 131 - 51.8ft x 122.9ft
- 203 LOT 132 - 51.8ft x 122.9ft **SOLD**
- 201 LOT 133 - 65.6ft x 122.9ft



Whelan/Barlett Lots: Ranch OR  
2-Storey Only

Harris Lots: Open House Style

Lot Size Approx.

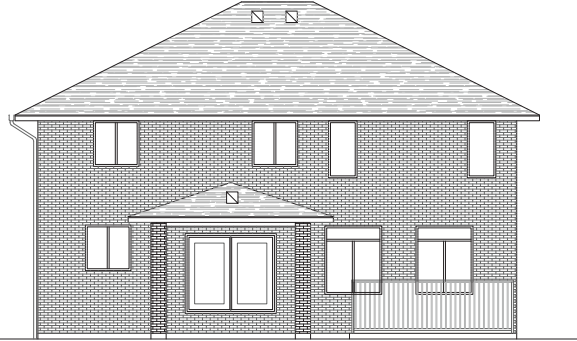
# Kingsbridge Development

Contemporary 2800 sq ft 2 Storey

(Whelan Ave. Only)

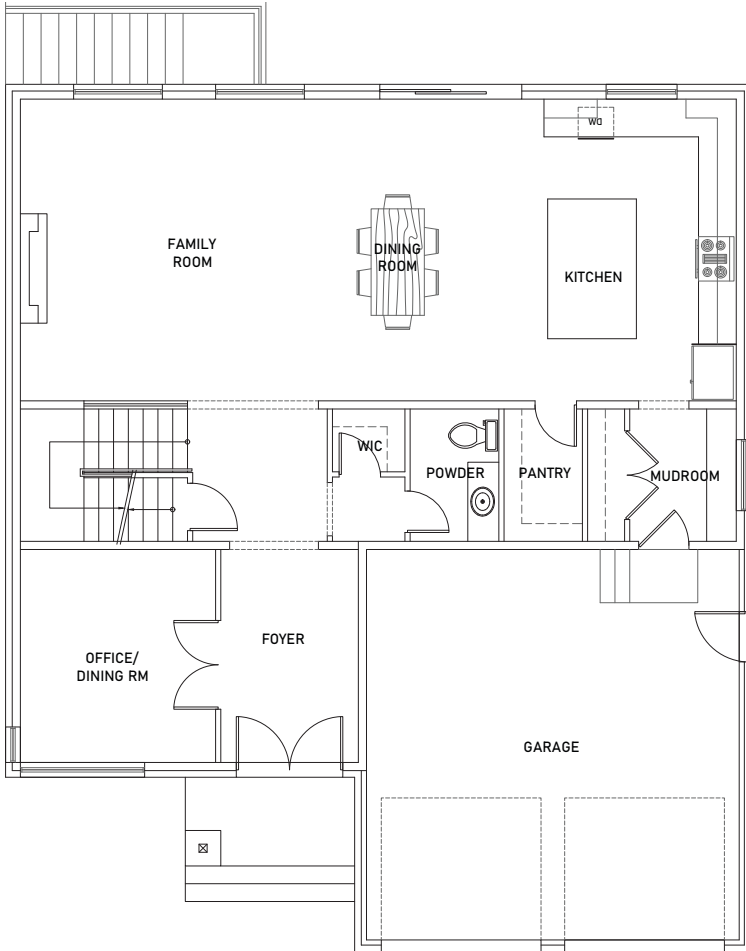


Front Elevation

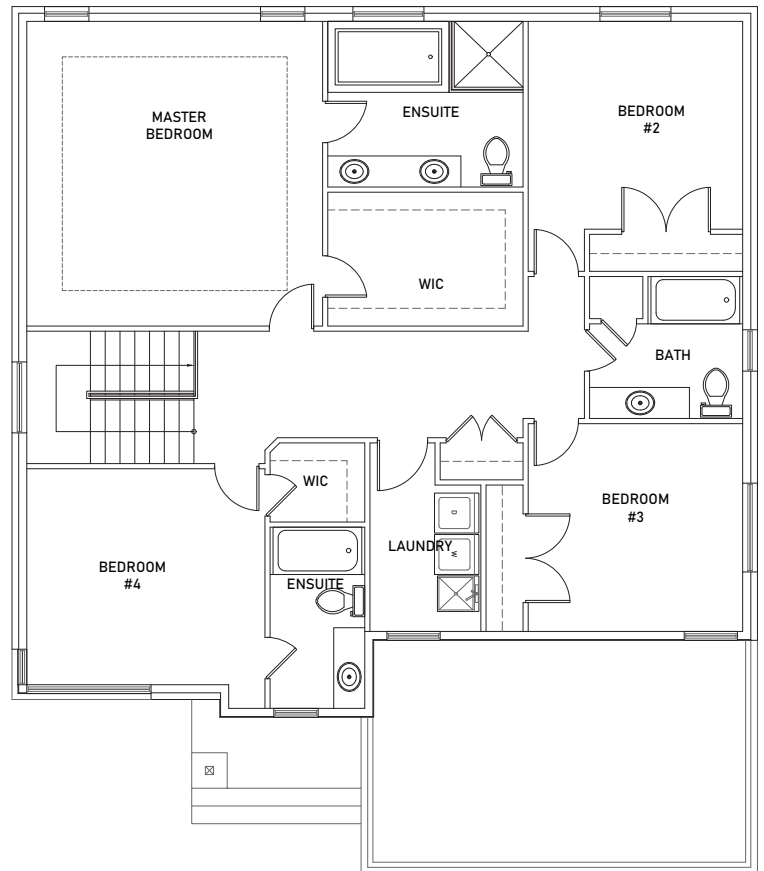


Back Elevation

Main Floor



2nd Floor



# Kingsbridge Development

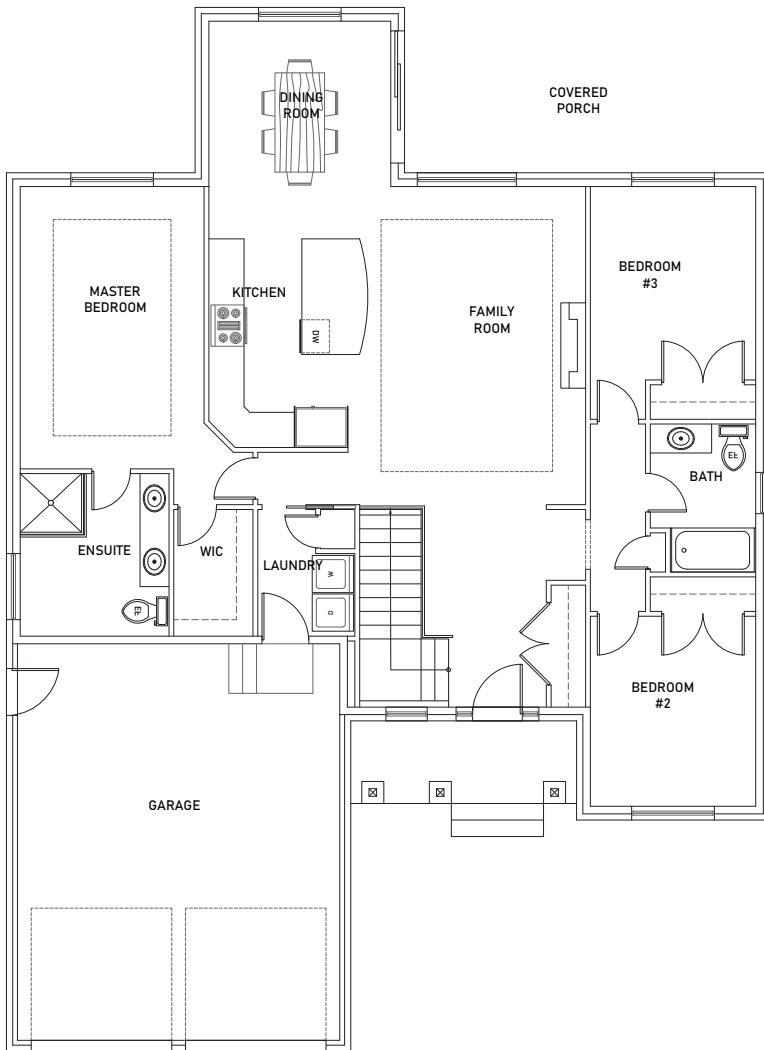
## Craftsman Ranch Model

1634 sq ft

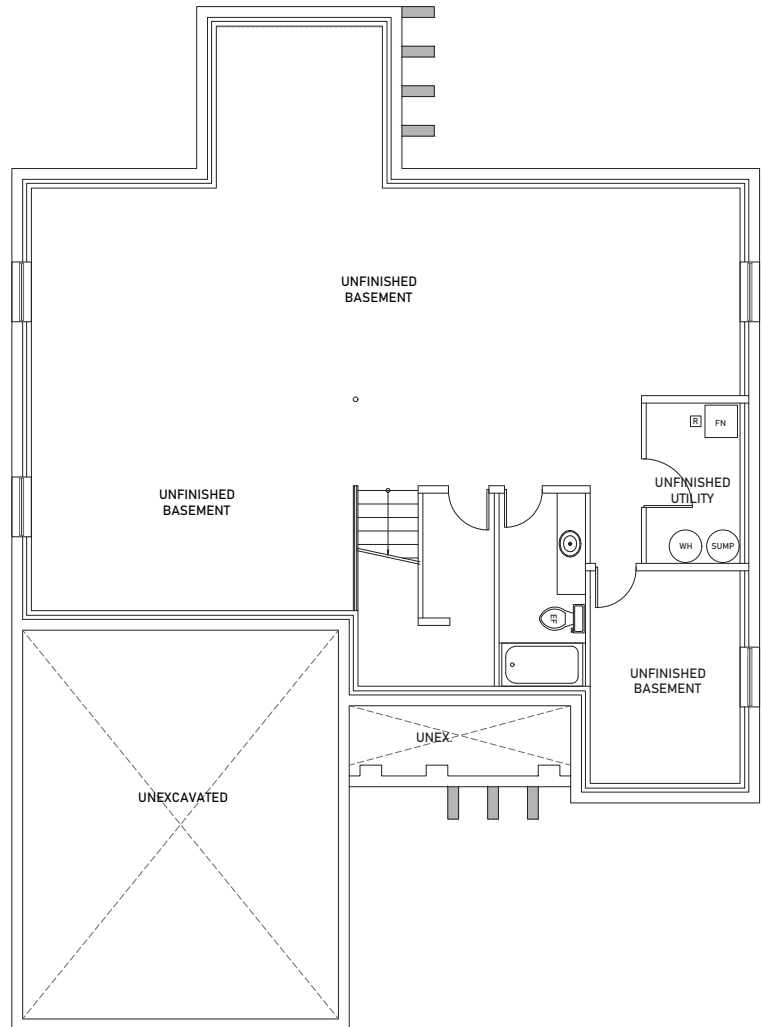
(Whelan Ave. Only)



Main Floor



2nd Floor



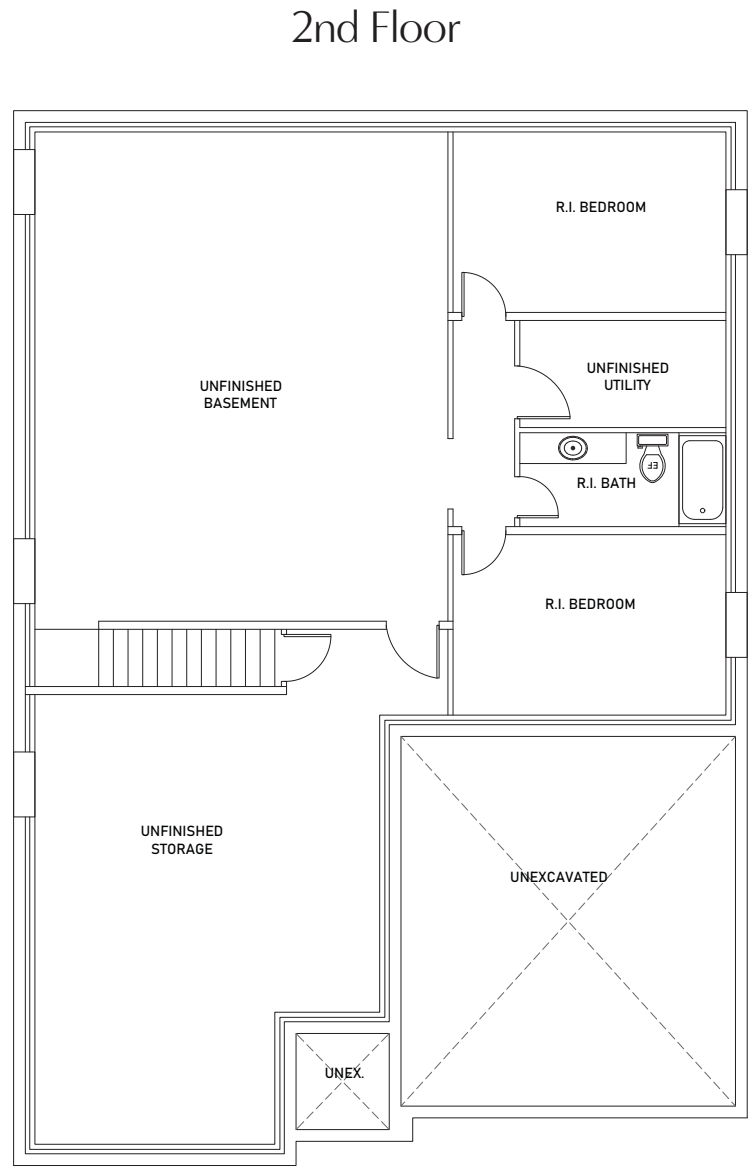
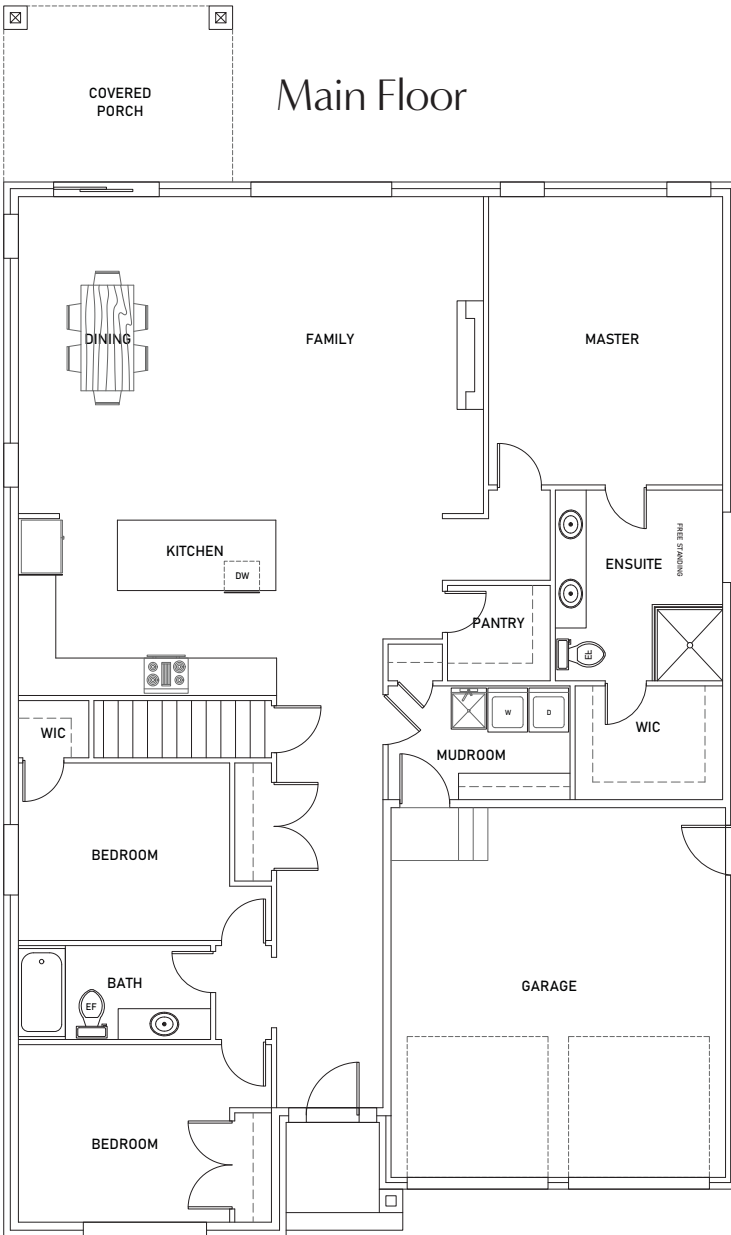
# Kingsbridge Development

## Craftsman 2

1974 sq ft

(10 x 13 ft covered back area).

(Bartlet Ave. Only)





# Kingsbridge Development

Raised Ranch

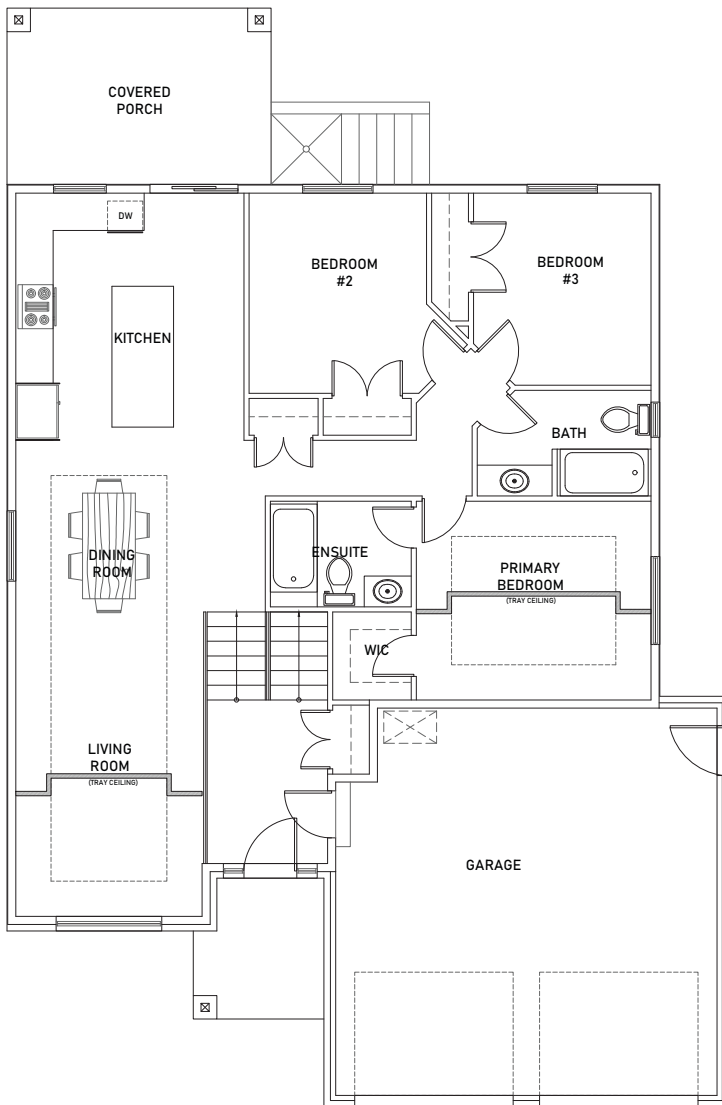
1314 sq ft

(15 x 10 ft covered porch area)

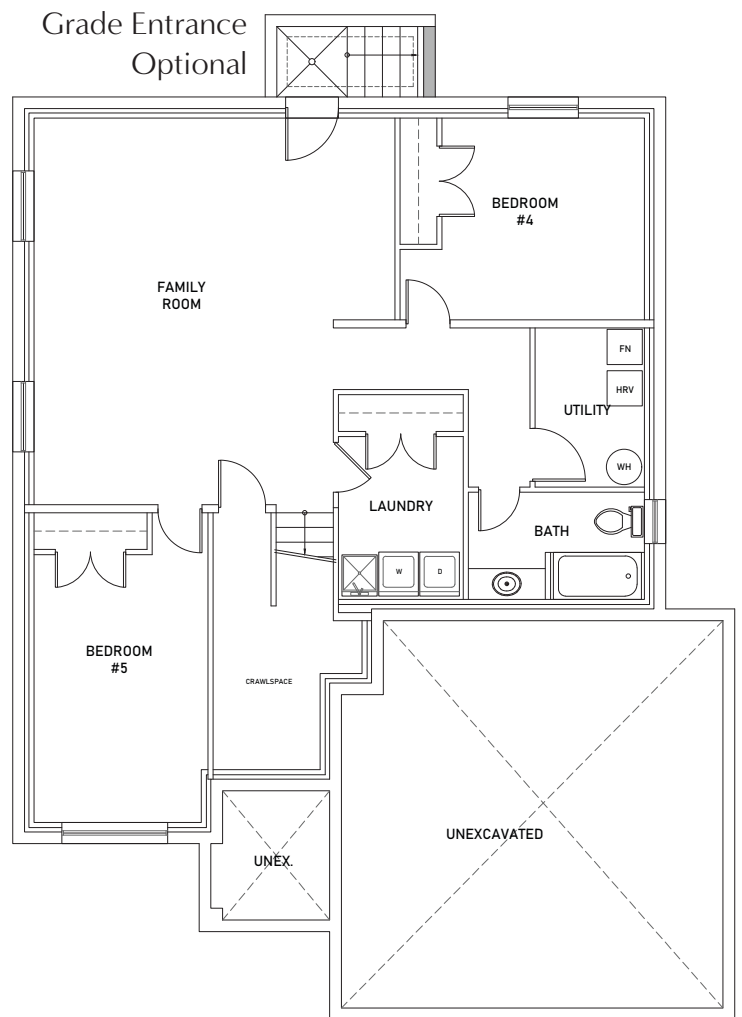
(Harris Ave. Only)



Main Floor



Lower Level

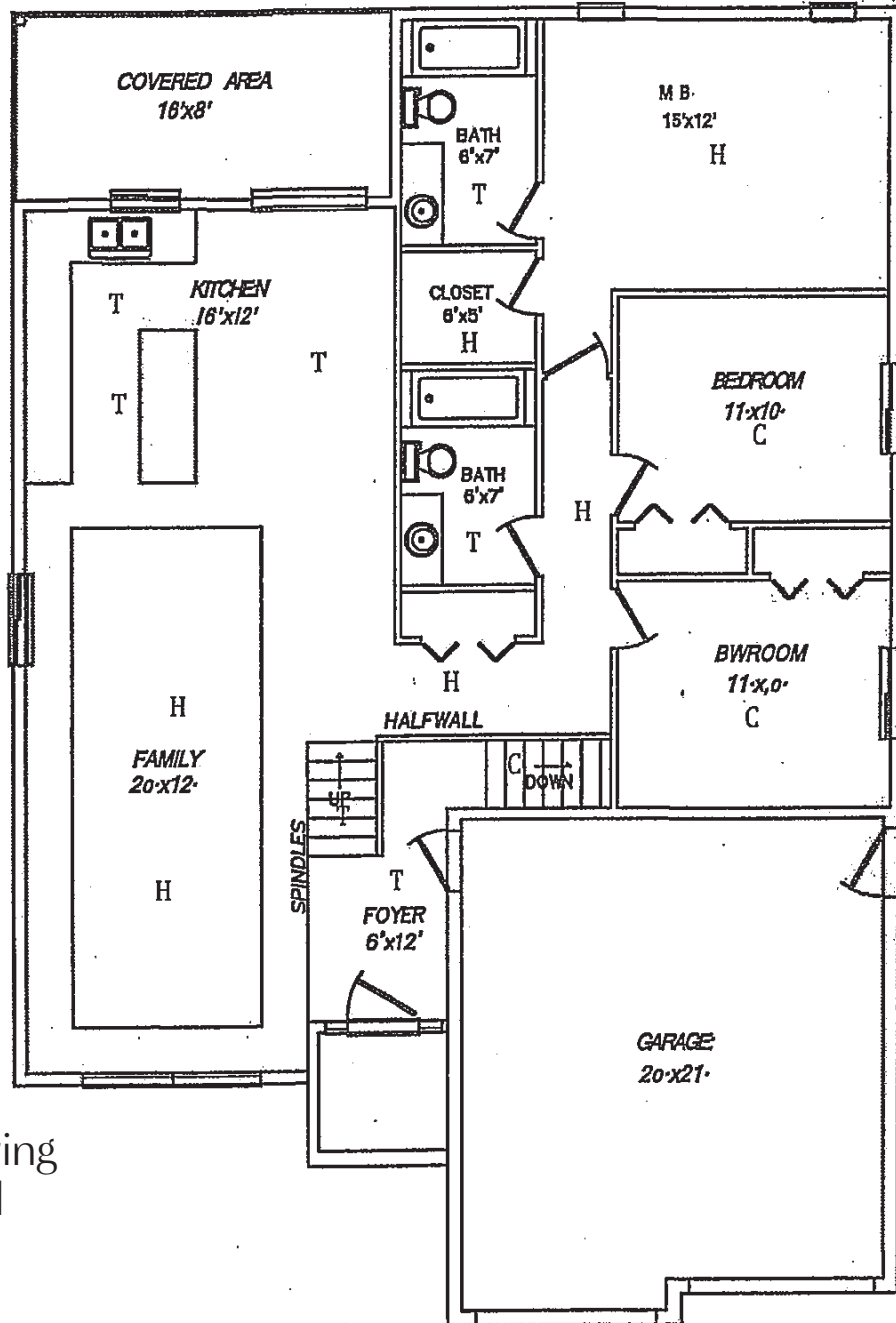


# Kingsbridge Development

## Contemporary Raised Ranch

1490 sq ft. - Option A

(Harris Ave. Only).



Denotes Flooring  
H - Hardwood  
T - Tile  
C - Carpet

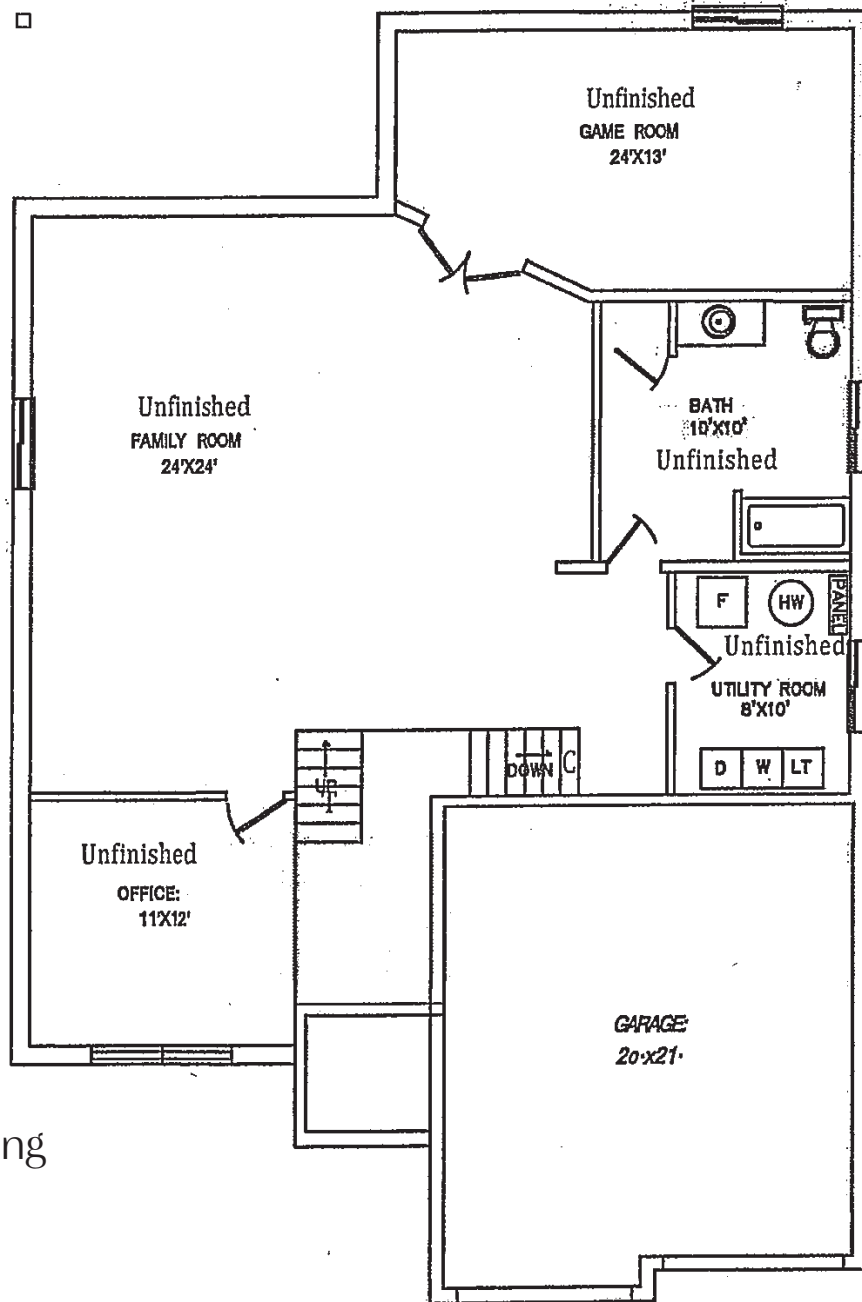


# Kingsbridge Development

## Craftsman Raised Ranch

1490 sq ft. - Option B

(Harris Ave. Only).



Denotes Flooring  
H - Hardwood  
T - Tile  
C - Carpet

*Team*

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