IRIS GROVE
BOBCAYGEON

MORE INCLUDED, MORE VALUE, MORE TO LOVE EVENT!





Included in every home

COMPLETE APPLIANCE PACKAGE
- Fully installed stainless steel kitchen appliances
- 5-piece whirlpool appliance set

STONE COUNTER TOPS
- Stone counter tops on all cabinetry from builder's standard line

FRAMELESS GLASS SHOWER
- Frameless glass shower enclosure in ensuite (Mitchell model excluded)

200 AMP SERVICE
- 200 amp service with rough-in for future electric car charging station in garage

ENBRIDGE GAS SERVICED HOMES
- Energy efficient and cost saving

ROGERS COMMUNICATIONS $99/M
- Complete home package: high speed internet, phone and tv – 2 year package

RELIANCE HOME COMFORT
- Nest thermostat with wifi capability + washer over flow sensor
- Tankless water heaters available for increased energy efficiency

Plus

YOUR HOME. YOUR LIFE. YOUR UPGRADE.

CHOOSE YOUR BONUS

CHOOSE ONE OF OUR BONUS UPGRADE PACKAGES FOR YOUR NEW HOME

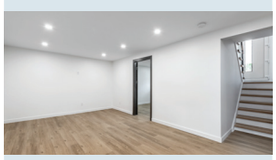
THE LUXE BASEMENT UPGRADE



$20,000
dollars off any finished basement

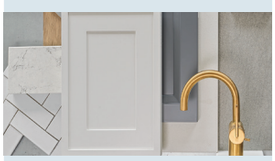
*Excluding The Mitchell Model

THE GRAND HEIGHT UPGRADE



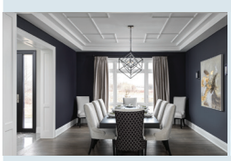
+/- 9' basement height foundation walls
On any model for only
$15,000

THE DESIGNER'S CHOICE UPGRADE



$20,000
décor dollars to spend on upgrades at décor appointment with our complementary designer to help coordinate your decor dollar spend

THE *Signature* SPACE UPGRADE




- ★ Vaulted ceiling in one room of choice (Architectural restrictions will apply – 12' max height)
- ★ Smooth ceilings throughout 1st floor
- ★ 5" chamfered baseboard & 2 ¾" casing throughout 1st floor
- ★ Hardwood flooring throughout 1st floor in lieu of laminate

10% DEPOSIT STRUCTURE

Deposit structure 10% of total purchase price. $10,000 with offer (cheque - bank draft) – initial deposit 2.50% in 30 days (minus 10,000 from signing cheque), 2.50% in 60 days, 2.50% in 90 days, 2.50% in 180 days

Only one value package can be added to the above sales event offer. No other sales event offers can be added to this promotion.
Select lot specials excluded from these value packages.All promotional figures shown are inclusive of HST. Event Expires December 31, 2026.
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IRIS GROVE
BOBCAYGEON

MORE INCLUDED, MORE VALUE, MORE TO LOVE EVENT!

— NEW —
HST
SAVINGS

MODEL		SQ.FT.	PRICE	HST REBATE	NEW PRICE	FINISHED BSMT	HST REBATE	NEW PRICE	SQ.FT.	LOFT OPT.	HST REBATE	NEW PRICE	SQ.FT.
MITCHELL	*49-02M	ELEV A – 1270	$799,000	$68,000	$731,000	$66,000	$7,600	$58,400	767				
		ELEV B – 1270	$797,000	$67,700	$729,300	$66,000	$7,600	$58,400	767				
STONEY	*49-01	ELEV A - 1391	$830,000	$71,500	$758,500	$67,000	$7,700	$59,300	806				
		ELEV B - 1408	$828,000	$71,300	$756,700	$67,000	$7,700	$59,300	806				
CAMERON	*49-02	ELEV A - 1528	$887,000	$78,000	$809,000	$71,000	$8,150	$62,850	896	$148,000	$17,027	$130,973	808
		ELEV B - 1528	$883,000	$77,600	$805,400	$71,000	$8,150	$62,850	896	$147,000	$16,912	$130,088	787
STURGEON	*49-03	ELEV A - 1669	$915,000	$81,300	$833,700	$73,000	$8,400	$64,600	976				
		ELEV B - 1669	$913,000	$81,000	$832,000	$73,000	$8,400	$64,600	976				
PIGEON	*55-01	ELEV A - 1696	$949,000	$85,200	$863,800	$77,000	$8,850	$68,150	1015	$162,000	$18,650	$143,350	843
		ELEV B - 1696	$947,000	$85,000	$862,000	$77,000	$8,850	$68,150	1015	$162,000	$18,650	$143,350	843
													Inc.130 OTB
BUCKHORN	*55-02	ELEV A - 1811	$983,000	$89,100	$893,900	$75,000	$8,650	$66,350	963	$196,000	$22,550	$173,450	1117
		ELEV B - 1811	$980,000	$88,700	$891,300	$75,000	$8,650	$66,350	963	$196,000	$22,550	$173,450	1117
													Inc.240 OTB
BALSAM	*55-03	ELEV A - 1756	$993,000	$90,200	$902,800	$79,000	$9,100	$69,900	1064	$179,000	$20,600	$158,400	936
		ELEV B - 1756	$990,000	$89,900	$900,100	$79,000	$9,100	$69,900	1064	$179,000	$20,600	$158,400	936
													Inc.210 OTB
CHEMONG	*55-05	ELEV A - 1742	$971,000	$87,700	$883,300	$76,000	$8,750	$67,250	969				
		ELEV B - 1742	$968,000	$87,400	$880,600	$76,000	$8,750	$67,250	969				
SCUGOG	*49-04C	ELEV A - 1751	$954,000	$85,800	$868,200	$78,000	$9,000	$69,000	1093				
CLEAR	*55-04C	ELEV A - 1717	$957,000	$86,100	$870,900	$78,000	$9,000	$69,000	1037				
		ELEV B - 1717	$955,000	$85,900	$869,100	$78,000	$9,000	$69,000	1038				

* EXISITING $24,000 HST REBATE ALREADY APPLIED TO PRICING - AMOUNT SHOWN IS NET OF THIS AND WILL BE PROVIDED AT CLOSING BASED ON PURCHASER QUALIFICATIONS

* PRICES SHOWNS ARE AN APPROXIMATION AND FINAL NUMBERS WILL BE CALCULATED ON PURCHASE AND SALE AGREEMENT

* ADVERTISED PRICES ARE BASED ON THE ASSUMPTION THAT THE GOVERNMENT OF ONTARIO'S (OR GOVERNMENT OF CANADA AS THE CASE MAY BE) PROPOSED NEW HOUSING HST REBATE (OR SIMILAR PROGRAM) IS ENACTED INTO LAW, AVAILABLE TO THE PURCHASER, AND ASSIGNED TO THE VENDOR. THE ADVERTISED PRICE REFLECTS THE NET AMOUNT AFTER THE ANTICIPATED REBATE AND IS NOT THE FULL PURCHASE PRICE. THE FULL PURCHASE PRICE PRIOR TO THE DEDUCTION OF THE REBATE WILL BE STATED IN THE AGREEMENT OF PURCHASE AND SALE, AND THE PURCHASER MUST QUALIFY FOR AND ASSIGN THE REBATE TO THE VENDOR ON OR BEFORE CLOSING. IF THE REBATE LAW IS NOT ENACTED, IS AMENDED, DELAYED, OR OTHERWISE UNAVAILABLE FOR ANY REASON, THE ADVERTISED PRICE SHALL BE INCREASED BY THE FULL AMOUNT OF THE ANTICIPATED REBATE AND THE PURCHASER SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH AMOUNT. THE VENDOR SHALL NOT BE LIABLE FOR ANY FAILURE OF THE REBATE TO BECOME LAW OR BE AVAILABLE TO THE PURCHASER. PRICE, FIGURES AND INCENTIVES ARE SUBJECT TO CHANGE WITHOUT NOTICE AND ARE AN APPROXIMATION AND WILL BE CALCULATED AT TIME OF PURCHASE AND SALE AGREEMENT.

*Numbers are approximate and final exact numbers will be calculated at the time of Agreement of Purchase and Sale. Advertised prices are based on the assumption that the Government of Ontario's (or Government of Canada as the case may be) proposed new housing HST rebate (or similar program) is enacted into law, available to the Purchaser, and assigned to the Vendor. The advertised price reflects the net amount after the anticipated rebate and is not the full purchase price. The full purchase price prior to deduction of the rebate will be stated in the Agreement of Purchase and Sale, and the Purchaser must qualify for and assign the rebate to the Vendor on or before closing. If the rebate law is not enacted, is amended, delayed, or otherwise unavailable for any reason, the advertised price shall be increased by the full amount of the anticipated rebate and the Purchaser shall be responsible for payment of such amount. The Vendor shall not be liable for any failure of the rebate to become law or be available to the Purchaser. Prices, figures and incentives are subject to change without notice. Event Expires December 31, 2026. Copyright © 2026 Apex Development Group. All rights reserved. E. & O.E. October 2026.

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IRIS GROVE

IRIS GROVE COMMUNITY – BOBCAYGEON
PREMIUM LOT PRICE LIST

LOT	FEATURE	PRICE
21	PREMIUM SIZE /WALK OUT	$69,000.00
22	PREMIUM SIZE /WALK OUT	$69,000.00
23	PREMIUM SIZE /WALK OUT	SOLD
24	PREMIUM SIZE /WALK OUT	$69,000.00
25	PREMIUM SIZE /WALK OUT	SOLD
55	PREMIUM SIZE	$28,000.00
56	PREMIUM SIZE	SOLD
57	PREMIUM SIZE	SOLD
58	PREMIUM SIZE	SOLD
59	PREMIUM SIZE	SOLD
60	PREMIUM	SOLD
61	PREMIUM	SOLD
62	PREMIUM	SOLD
63	PREMIUM SIZE	SOLD
64	PREMIUM SIZE	FIREBREAK
65	PREMIUM SIZE	FIREBREAK
70	PREMIUM SIZE	$28,000.00
71	PREMIUM SIZE	SOLD
72	PREMIUM SIZE	$22,000.00
73	PREMIUM SIZE	$12,000.00
74	PREMIUM SIZE	SOLD
75	PREMIUM SIZE	$17,000.00
76	PREMIUM SIZE	$12,000.00
81	PREMIUM SIZE	$22,000.00

All prices are subject to change without notice. Price includes HST net of any rebate. Copyright © 2026 Apex Development Group. All rights reserved.
E. & O.E Aug. 2026.

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IRIS GROVE

IRIS GROVE COMMUNITY
Schedule A

QUALITY APPOINTMENTS OF CONSTRUCTION

- Exterior finishing features: Artisan Stone, Metal feature cladding with designer clay brick, concrete pre-cast sills, pre-cast concrete, designs may include bricked arches, soldier course, covered porches, aluminum wrapped cladding features, fiberglass ornamental / structural columns as per applicable elevation/plans
- Architectural priority has been given to elevations to have transitional treatments and a semi-modern custom home design
- All elevations are under strict architectural control, for all exterior colours and cladding selections, which are preselected by vendor
- Exterior cladding is designed to be extremely low maintenance
- (+/-) 9' ceilings on 1st floor, (+/-) 8' ceilings for 2nd floor loft and basement
- 2x6 Exterior wall construction with a continuous air barrier and increased R22 insulation for improved energy efficient
- All sub floors sheathing will be 5/8" tongue and groove subflooring, secured with glue, nails and screws
- Elite engineered I-Joist floor system
- Foundation walls are wrapped rubber membrane with weeping tile to prevent leakage and minimize humidity
- All foundation walls will be brush coated for smooth finish
- Quality energy efficient vinyl casement windows with Low E glazing and large window transoms as per elevation and plan
- Large 36" x 20" Low E, argon filled vinyl basement windows
- Maintenance free aluminum and/or vinyl soffit fascia, 5" eavestrough and downspouts as per applicable elevation
- R-60 insulation in attic with full height R20 basement blanket insulation, garage ceiling R31 spray foam insulation applied as required per plan
- Quality roof shingles with manufacturer's limited lifetime warranty
- All exterior window and door frames openings sealed with professional quality exterior caulking and spray foam
- Durable steel insulated garage doors 12'x8' or 10'x8' or 8'x8' with windows, elevation rendering of carriage style garage doors are available for upgrade purchase
- Homes feature insulated, Classic style single and double 8-foot metal entry doors with large glass inserts as per plan
- Exterior details include, decorative exterior cladding treatments, exterior coach lights, front door grip set with deadbolt lock and civic address number
- All garage walls are finished with drywall, taped and primed
- 100 AMP electrical services with circuit breaker panel, entire home wired with copper wiring and ESA approved layouts
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, kitchen, hallways and dining room. (as per builder's lighting plan)
- Ground Fault Interrupter receptacle installed for all bathrooms and kitchen, split receptacles above counters
- Rough in electrical wiring for future dishwasher including hydro panel breaker
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- 2 Standard Rough-in for Cat 6 locations
- Weatherproof exterior receptacles at front porch and rear patio door
- White Decor style switches and receptacles throughout
- Ceiling receptacles for future garage door opener
- Dedicated electrical outlets for stove, dryer with heavy duty wiring
- Rough-in central vacuum piped to garage

HIGH EFFICIENCY HEATING/ COOLING SYSTEM

- 96 Percent High Efficiency, 2 pipe furnace with ECM motor
- All air ducts are designed to accommodate A/C
- Programmable Nest thermostat conveniently located on main floor
- HRV system with filter installed
- Furnace and Hot Water tank may be relocated at vendor's discretion
- Balanced heating system distribution
- All interior air ducts professionally cleaned prior to closing
- All washrooms and laundry rooms are equipped with exhaust fans

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other materials for that provided for herein with material that is equal or better quality than that provided for herein. The determination of whether or not substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding, colour, texture, appearance, etc. of features and finishes installed in the property may vary from, Vendor's samples as a result of normal manufacturing and installation processes. E & O.E.

PREMIUM CABINETRY FEATURES

- Exceptional kitchen layouts with tall 36" Upper Cabinets, ergonomic design and sensational standard cabinet door styles from builder samples
- Kitchen cabinetry features bank drawers, spacious storage and under-counter area for dishwasher, large kitchen island with breakfast bar as per plan
- Arborite counter tops for kitchen, laundry room and all washrooms as per layout. (from vendor's standard samples)
- Hood fan cabinet above stove from vendor's samples, 6" vent pipe, vented directly to exterior
- Elegant cabinetry featured in Ensuite and all washrooms with colour coordinated kickplate as per plan, pedestal sink for powder room as per plan

INTERIOR TOUCHES AND FINISHINGS

- Washable flat paint with 1 colour selection for all walls and semi-gloss white for all doors and trim
- 2 3/4" casing on all door and window openings
- 2 3/4" casing on all main floor archways
- 4" baseboards on 1st floor, 2nd floor and basement
- 2-panel Carreras 80" doors on main floor as per plan and 80" doors for second floor loft and basement
- Satin nickel lever door handles/hinges on all interior doors
- All washrooms include locking Satin nickel hardware
- Natural finish Oak Stairs on first floor as per plan
- Natural finish Wood pickets and elegant square posts as per plan
- Smooth ceiling in kitchen, laundry room and all washrooms. Stipple ceiling with (+/-) 4" smooth boarder in all remaining finished areas
- Designer 7 ½" wide plank Laminate flooring throughout 1st, except tiled areas as per plan, from builder samples
- Wide selection of imported quality 12"x12" ceramic floor tiles in all bathrooms, kitchen, foyer and laundry room as indicated per plan, as per Builder's sample

ELITE PLUMBING FIXTURES

- Single lever Chrome Moen faucets and American Standard toilets installed as per plan
- Quality Neptune Lemans tub installed in all bathrooms as per plan
- Large standalone tub with tub deck mounted Moen faucet in Ensuite washroom as per plan
- Large double basin top mount stainless steel kitchen sink with single lever faucet as per layout (from vendor's samples)
- Laundry Tub and washing machine pipe connections as per plan
- Water mixing valve for scold protection installed on hot water tank
- Two exterior water hose bibs (One in garage and one at rear of unit)
- Electronic water meter reading system as per regional requirements
- Elegant pedestal sink or cabinet sink in powder room, as per plan
- 3/4" water service connection to home

ADDITIONAL EXTRAS

- Base coat asphalt installed on driveway
- Smooth finish garage slab with relief cuts, steel grade beams and wire mesh
- Sodded property with concrete paver at front walkway and rear patio pavers as per grading plan – Juliet Railing will be installed for unit which require decks
- LVL rim joist installed in deck area for future installation as per plan
- Steel insulated garage entry door to home with self closer (grade permitting)
- 50 gal. hot water tank system installed on a rental basis (tankless system available from vendor's supplier)
- Natural Gas service to home
- Superior after sales customer service, impeccable standing with Tarion New Home Warranty Program, which includes a 7 Year Tarion Warranty with the home.

All selections of colours and finishing are to be made from vendor's available standard samples. Selections and alterations to vender`s standard sample may occur at vendors' discretion. Alterations to walls, ceilings, boxes and room sizes may occur to accommodate elevations, mechanical, plumbing and structural systems. All room sizes on floor plan are approximate and may vary at vendor's discretion; all elevations are artist's concept only.

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IRIS GROVE

IRIS GROVE COMMUNITY
Finished Basement and Loft Schedule A

LOFT OPTION

- (+/-) 8’ ceilings on 2nd floor level
- Open to below area as per plan with railing and nosing
- Designer 7 ½” wide plank Laminate flooring throughout 2nd floor
- Upper Oak staircase with Natural finish, when purchased with loft model as per plan
- Natural finish wood pickets and elegant square posts with as per plan
- Complete 3 piece washroom on 2nd floor: 12 x 12 ceramic floor tiles, quality Neptune Lemans tub for tub enclosure, vanity cabinet, arborite countertop and chrome Moen faucet, with white fixtures
- 2 3/4” casing on all door and window openings
- 4” baseboards on 2nd floor with 80” doors
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- Smooth ceiling in washroom and Stipple ceiling with (+/-) 4” smooth border in all remaining finished areas
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, hallways (as per builder’s lighting plan)
- GFI receptacle installed in bathroom
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- Washrooms are equipped with exhaust fans

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other materials for that provided for herein with material that is equal or better quality than that provided for herein. The determination of whether or not substitute material is of equal or better quality shall be made by the Vendor’s architect whose determination shall be final and binding, colour, texture, appearance, etc. of features and finishes installed in the property may vary from, Vendor’s samples as a result of normal manufacturing and installation processes. E & O.E.

BASEMENT OPTION

- (+/-) 8’ ceilings on Basement level
- Increased size egress basement windows for bedrooms as per plan with window wells as required by grading
- Natural finish wood pickets and elegant square posts with as per plan
- Carpet flooring installed on basement stairs and finished area with painted stringers
- Complete 3 piece washroom: 12 x 12 ceramic floor tiles, quality Neptune Lemans tub for tub enclosure, vanity cabinet, arborite countertop and chrome Moen faucet, with white fixtures
- 2 3/4” on all door
- 4” baseboards in basement with 80” doors (where possible)
- Smooth ceiling in washroom and Stipple ceiling with (+/-) 4” smooth border in all remaining finished areas
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, hallways (as per builder’s lighting plan)
- GFI receptacle installed in bathroom
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- Washrooms are equipped with exhaust fans

All selections of colours and finishing are to be made from vendor’s available standard samples. Selections and alterations to vendor`s standard sample may occur at vendor’s discretion. Alterations to walls, ceilings, boxes and room sizes may occur to accommodate elevations, mechanical, plumbing and structural systems. All room sizes on floor plan are approximate and may vary at vendor’s discretion; all elevations are artist’s concept only.

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IRIS GROVE

IRIS GROVE COMMUNITY
Legal Second Dwelling Basement Package

FINISHED BASEMENT OPTION

- (+/-) 8’ ceilings on Basement level
- Increased size egress basement windows for bedrooms, as per plan, with window wells, as required by grading
- Pine hand railing to basement, as required by OBC
- Laminate flooring installed in basement with painted pine stairs and finished area with painted stringers, as per plan
- Complete 3-piece washroom: 12 x 12 ceramic floor tiles, quality Neptune Lemans tub for tub enclosure, vanity cabinet, arborite countertop and chrome Moen faucet, with white fixtures
- 2 3/4” casing on all door openings
- 4” baseboards in basement with 80” doors (where possible)
- Smooth ceiling in washroom, stipple ceiling with (+/-) 4” smooth border in all remaining finished areas
- Washable flat paint with 1 colour for all walls and semi-gloss white for all doors and trim
- Rough-in central vacuum piped to garage
- White Decor style switches and receptacles throughout
- Designer selected lighting is included with standard center ceiling light in all bedrooms, bathrooms, hallways (as per builder’s lighting plan)
- GFI receptacle installed in bathroom
- ESA compliant smoke alarms and CO2 detectors are installed on each floor and each bedroom, all units are hard wired to the panel
- Washrooms are equipped with exhaust fans

Please note: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other materials for that provided for herein with material that is equal or better quality than that provided for herein. The determination of whether or not substitute material is of equal or better quality shall be made by the Vendor’s architect whose determination shall be final and binding, colour, texture, appearance, etc. of features and finishes installed in the property may vary from, Vendor’s samples as a result of normal manufacturing and installation processes. E & O.E.

SECOND DWELLING PACKAGE

- Exterior side door entry to basement landing, with steps and patio slabs to front of garage
- Separately keyed lock on exterior side door
- Interior door separating the main floor to basement as per plan, where applicable, separately keyed
- Fire separation between units as required by Municipality, Includes; soundproofing to STC 50 Rating, ceiling resilient channel and insulation, duct dampers, as per plan, where required, as per ARU
- Municipal application fees included to have legal second dwelling approval
- 6-piece Appliance package – including washer/dry (stackable), fridge 30”, standard stove, dishwasher and hood fan
- Exceptional 10’ long Kitchen layout to accommodate appliances and sink. Kitchen layouts with upper cabinets, standard flat panel doors. Final layout to be determined at décor appointment
- Arborite countertops for kitchen counters (from vendor’s standard samples)
- Kitchen cabinetry features under-counter area for dishwasher, stove / fridge opening and upper cabinets
- Hood fan cabinet above stove from vendor’s samples, 6” vent pipe, vented directly to exterior
- Large single basin top mount stainless steel kitchen sink with single lever faucet (from vendor’s samples)
- Additional finished square footage available for purchase, to customize the space to your needs
- Available in select models only: Mitchell, Cameron, Sturgeon and Chemong. Must be purchased with finished basement package.

All selections of colours and finishing are to be made from vendor’s available standard samples. Selections and alterations to vendor`s standard sample may occur at vendor’s discretion. Alterations to walls, ceilings, boxes and room sizes may occur to accommodate elevations, mechanical, plumbing and structural systems. All room sizes on floor plan are approximate and may vary at vendor’s discretion; all elevations are artist’s concept only.

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Exclusive Offer!

Get an Ignite TV™ bundle for only $99.99/mo*

After a credit of $85/mo for 24 months. Currently $184.99. Prices subject to rate increase.

Ignite TV bundle includes:



Ignite Internet™ Gigabit

Get unlimited usage with Download speeds up to 1Gbps and Upload speeds up to 50Mbps[1].



Ignite Flex 20+

Ignite TV features all-in-one search that includes Netflix[2] and Youtube integration, making it easy to find all your favourites in one place.



Ignite Home Phone™

Keep in touch with family and friends across town or around the world with affordable long distance rates[3].

Plus save $20/mo** when you add:

Smart Home Monitoring

With **Smart Home Monitoring**, you can keep your home safe and secure from anywhere with your smartphone. Sign up for **Smart Home Monitoring** on a 2-year term and save **$20/mo.** on select plans with **$0 upfront** hardware costs. Installation fees apply.

Ask us about our wireless offers!

ROGERS Infinite Stream More. Stress Less.



For details about this special offer, please call or email your Rogers representative:

1-866-902-9534

move2rogers@rci.rogers.com

ROGERS™
Make more possible™



920-004/1-Pack **920-005**/3-Pack

Flo by Moen™ Smart Water Detector

Versatile unit detects problems with water, humidity and temperature and alerts homeowners.

The Flo by Moen Smart Water Detector is ideal for use most anywhere moisture could be a problem, such as basements and laundry rooms, providing 24/7 protection. When water, excess humidity or extreme temperature are detected, the unit sends an alert via the Flo by Moen app, sounds an audible alarm or emits a blinking LED light. The distinctive 3 1/2-inch drop-shaped, battery-powered unit comes with an additional cord and sensor that can extend up to 48 inches, making it perfect for reaching tight spaces. It can be purchased as a stand-alone product or combined with the Flo by Moen Smart Water Shutoff for whole-home protection. If homeowners have the Flo by Moen Smart Water Shutoff, a leak sensed by the Smart Water Detector can automatically trigger the shutoff feature to protect the home from costly water damage. The detector comes one or three to a pack and can be easily placed under sinks and near appliances, pumps and drains.

FLO BY MOEN SMART WATER DETECTOR





FEATURES & BENEFITS

Detector monitors the following (all customizable in the app)

- Moisture
- Humidity (0–100% Relative Humidity [RH])
- Temperature (0–140 degrees Fahrenheit)
- Optional low-battery warning (0–100%)

Battery powered

Type: CR123A – 3-volt lithium-metal battery (lasts up to two years). One comes with the product and an additional can be purchased online or in stores wherever batteries are sold.

Available as a one- or three-pack option

Automatic water shutoff feature

Ability to connect it in the Flo by Moen app to the Smart Water Shutoff for automatic water shutoff if detector senses moisture (feature only works if a Smart Water Shutoff is installed on the home's main water supply line).

Wi-Fi enabled

Just like the Flo by Moen Smart Water Shutoff, the Smart Water Detector is Wi-Fi enabled and not dependent. This means the product needs Wi-Fi to communicate remotely to a mobile device, but it does not need Wi-Fi for basic functionality. If Wi-Fi is down, or the detector is not connected to Wi-Fi, it will still sound an audible alert and the LED will flash red if any moisture is detected.

NOTIFICATIONS

- **App** – Push notification, text message, phone call, email alert (all customizable)
- **Audible** – Beep when moisture is detected
- **Visual** – LED blinking light when moisture is detected

AVAILABLE ACCESSORY: 6' LEAK-SENSING CABLE

- Extends the coverage of the Smart Water Detector
- Unlike the included remote sensing disk, the entire length of this cable has leak-detection technology, maximizing the area it can detect and protect
- The cable has an open adapter at the end for the addition of the remote sensing disc or for joining up to three additional leak-sensing cables for maximum protection against leaks and water damage
- The cable can be used to fully cover the circumference of an area, such as around a water heater, along a leaky window or under a sink
- The cable is 6-feet long, providing up to 18 feet of additional protection (if three are connected together)

AREAS FOR DETECTOR PLACEMENT INCLUDE (BUT ARE NOT LIMITED TO) THE FOLLOWING

KITCHEN

- Under sink and disposal
- Behind/near refrigerator
- Under dishwasher

BATHROOM

- Under sink
- Behind toilet

LAUNDRY ROOM

- Under utility sink
- Near washing machine

GARAGE

- Near drains
- By sill cocks
- Basement
- General (floods)
- Near sump pump
- Near hot water tank

ATTIC

- Anywhere roof leaks are a concern

MISCELLANEOUS

- Near windows and window sills

PRODUCT INCLUDES

- (1) Smart Water Detector
- (1) 48-inch detector extension cable with sensing disk for hard-to-reach areas (e.g., mount the detector on a wall/baseboard and route the cable under a dishwasher)
- (1) mounting bracket that enables the detector to be mounted to a wall when the detector cable is in use (bracket can be mounted with an included self-adhesive sticker or with included screw)

Note: One-pack includes one of each of the above and the three-pack includes three of each of the above

MODEL NO.	DESCRIPTION
920-004	Smart Water Detector, 1-Pack
920-005	Smart Water Detector, 3-Pack
920-006	Smart Water Detector, 6' Leak-Sensing Cable



MOEN®

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SPEC SHEET

Nest Learning Thermostat

Programs itself.
Then pays for itself.



Meet the Nest Learning Thermostat.

It learns what temperatures you like, turns itself down when you're away and connects to your phone. It has a big, sharp display. And it's proven to help save energy. In independent studies, the Nest Thermostat saved an average of 10% to 12% on heating bills and 15% on cooling bills. We've estimated average savings of $131 to $145 a year.

How does it work?

Auto-Schedule
No more confusing programming. It learns the temperatures you like and programs itself.

Remote control
Connect the Nest Thermostat to Wi-Fi to change the temperature from your phone, tablet or laptop.

Nest Leaf
You'll see the Leaf when you choose a temperature that saves energy. It guides you in the right direction.

Early-On
Nest learns how your home warms up and keeps an eye on the weather to get you the temperature you want when you want it.

Home/Away Assist
The Nest Thermostat automatically turns itself down when you're away to avoid heating or cooling an empty home.

Energy History
See when heating and cooling were on and what affected your energy use.

Safety Temperature Alerts
Get an alert on your phone or tablet if your home gets dangerously hot or cold.

Farsight
When the Nest Thermostat spots you across the room, it lights up beautifully to show you the time, temperature or weather.

nest

3400 Hillview Ave
Palo Alto, CA 94304

1-855-VIP-NEST
nest.com

FEATURES

- Auto-Schedule
- Home/Away Assist
- Energy History
- Home Report
- Nest Leaf
- Nest app
- Farsight
- Airwave
- System Match: Early-On, Heat Pump Balance, True Radiant
- Time-to-Temperature
- Weather aware
- Advanced Fan Control
- Sunblock
- Cool to Dry
- Thermostat Lock
- Software updates over Wi-Fi
- Safety Temperature Alert
- Furnace Heads-Up
- Filter Reminder
- System Test
- Stainless steel ring

SPECS

Display
- 24-bit color LCD
- 480 x 480 resolution
- 2.08 in (5.3 cm) diameter

Sensors
- Temperature
- Humidity
- Near-field activity
- Far-field activity
- Ambient light

Size and weight
- Display
  - Mass: 7.25 oz (205.4 g)
  - Diameter: 3.3 in (8.4 cm)
  - Height: 1.06 in (2.69 cm)
- Base
  - Mass: 1.35 oz (38.3 g)
  - Diameter: 3 in (7.6 cm)
  - Height: 0.42 in (1.1 cm)
- Assembled
  - Mass: 8.6 oz (243.7 g)
  - Diameter: 3.3 in (8.4 cm)
  - Height: 1.21 in (3.08 cm)

Remote control requirements
- Wi-Fi connection with internet access
- Nest app on phone or tablet with iOS or Android
- Latest version of Safari, Chrome, Firefox or Internet Explorer on Mac OS X v10.9 or later and Windows 7 or later
- Free Nest Account

Languages
- English
- French
- Spanish
- Dutch

Wireless
- Working Wi-Fi connection: 802.11b/g/n @ 2.4GHz, 5GHz
- Wireless interconnect: 802.15.4 @ 2.4GHz
- Bluetooth Low Energy (BLE)

Battery
- Built-in rechargeable lithium-ion battery

Power consumption
- Less than 1 kWh per month

Warranty
- 2-year limited warranty. For help, visit nest.com/support. Our support team is also available by phone 24/7.

IN THE BOX

- Display
- Base
- Optional trim plate
- Mounting screws and labels
- Nest screwdriver
- Installation Guide
- Welcome Guide
- Nest Pro installation card

COMPATIBILITY

- The Nest Learning Thermostat works with 95% of 24V heating and cooling systems, including gas, electric, forced air, heat pump, radiant, oil, hot water, solar and geothermal.
- Heating: 1, 2 and 3 stages (W1, W2, W3)
- Cooling: 1 and 2 stages (Y1, Y2)
- Heat pump: with auxiliary and emergency heat (O/B, AUX, E)
- Humidifier or dehumidifier (HUM, DEHUM)
- Fan (G)
- Power (C, RH, RC)

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