IRIS GROVE

FEATURE HOME SELL OFF

60 DAY CLOSING AVAILABLE

LOT 87 – CAMERON "A" MODEL

FEATURES INCLUDE: 3,192 SQFT OF FINISHED AREA

EXTENSIVE UPGRADE FEATURE SHEET VALUED OVER
$142,000.00

EXTENDED HIEGHT 9' FINISHED BASEMENT FOUNDATION WALLS

5 BEDROOM HOME WITH 4 BATHROOMS

ELEVATED FAMILY ROOM CEILING

SMOOTH CEILINGS THROUGHOUT

COMPLETE APPLIANCE PACKAGE INSTALLED

STONE COUNTER TOPS

LARGE DINING ROOM WITH SERVERY

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

10% DEPOSIT STRUCTURE
DEPOSIT STRUCTURE 10% TOTAL OF 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

PRICE: $993,000.00

OVER $355,500.00 IN SAVINGS

*** This sales promotion cannot be added to any other promotional offer.**
Listed price is plus HST

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69 Cedartree Lane - Model Home Summary of Extras

Structural Features:

1. Enlarge basement foundation to 9 feet

Designer Features:

1. Stain Oak Stairs to Loft and railings, pickets and nosing throughout as close as possible to laminate flooring
2. Level 2 Red Oak railing/post/nosing and plain wrought iron pickets with 4-inch wide with 7/8-inch front lip stairs to Loft and Basement
3. Smooth ceilings throughout
4. Upgraded paint colours on walls and doors throughout
5. Crown Moulding detail on ceiling of Primary Bedroom
6. Good Appliance Package in stainless steel in Kitchen and Laundry
7. Whirlpool 30" chimney hood fan and extension in Kitchen
8. Line 3 Interior Casing and Baseboard Trim throughout
9. Laminate Flooring upgrade on Main Floor including Foyer, Kitchen and Loft
10. Standard line Laundry cabinets
11. Bank of three drawers in Primary Bath
12. Line 2 countertop in Kitchen perimeter, island and servery with 4 cm mitered square edges
13. Line 1 countertops in Primary, Loft and Basement Baths with 4 cm mitered square edges
14. Line 2 Kitchen backsplash installed vertically stacked
15. Line 2 wall tile in Primary and Loft Baths installed vertically stacked
16. Line 2 stacked floor tile in Mud Room Garage Entry
17. Line 1 stacked floor tile in Primary Bath
18. Level 4 mosaic shower floor tile in Primary Bath
19. Level 2 stacked floor tile in Loft Bath and Laundry
20. Level 1 stacked floor tile in Basement Bath
21. Line 4 floor tile in Powder Room

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Climate and Comfort Enhancements:

1. Home Comfort Package, includes Lennox 2 1/2 Air Conditioner, Aprilaire 600M Humidifier and BBQ gas line rough in with shutoff value
2. Napoleon Entice 42-inch fireplace with Boyd painted white built-out mantle in Great Room
3. Napoleon Entice 36-inch fireplace with full custom framed vertical wall with drywall with trim picture frame in Loft

Electrical Features:

1. Two rough in lights capped over island in Kitchen
2. LED Kitchen strip lighting inserted into closed lens for hidden valance lighting
3. One additional capped outlet in Loft Bath switched with existing
4. Four Votatec 4-inch LED pot lights in Dining Room
5. Four Votatec 4-inch LED 4" pot lights in Main Hall
6. Four Votatec 4-inch pot lights in Kitchen
7. LED Shower pot light in Primary Ensuite
8. Four Votatec 4-inch LED pot light in Loft
9. Six Votatec 4-inch LED pot lights in Basement
10. Additional wall outlet on same switch in Basement Bath
11. Upgrade light fixture package throughout
12. Security rough-in system wireless includes: 2 door contacts, 2 keypads, 1 motion detector and siren run to panel in garage and siren run to panel in garage
13. Cat6 Networking - demarcation panel to Family Room from Family to Recreation Room
14. Cat6 Networking - Basement locations to Family Room
15. Conduit installed from furnace room to attic and garage to furnace room. S & I Cat 6 loop Family Room to Basement
16. Garage Door Opener
17. Eight exterior line voltage LED pot lights
18. Line 1 Mission PVC cabinet doors in Kitchen with extended uppers, hidden light valance, soft close hinges and crown moulding. Additional custom items include top drawers on base cabinets, upgraded cabinet hardware, deep fridge uppers, deep fridge gables, pantry with roll-outs and 18-inch recycle center with 2 bins and top roll out.

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Plumbing Upgrades:

1. Moen Arbor pull down Kitchen faucet in chrome
2. Undermount oval sinks in Primary, Loft and Basement Baths
3. Kitchen double bowl undermount Reginox Kindred sink
4. Ice water line rough-in to fridge location

Window Enhancements:

1. Side Entry Door 32"x 80" with half clear glass and separate light

Countertop Selections:

1. Standard Stone Countertops throughout

Standard Features Included:

Nest Thermostat

Shower seat with Granite (on select models)

Enlarged upper and lower staircases for ease of use

Insulated garage door

LVL – rim board at rear of house to add a deck easily

Smooth finish garage walls with primed white paint

Maintenance free exteriors with only the front and garage door painted

Walk through during construction at insulation stage with Apex Staff

Designer appointment to customize you home

Quality construction and expert Staff guiding you to your brand new home