



LOT 63 - 1298 CARFA CRESCENT

1739 sq.ft.

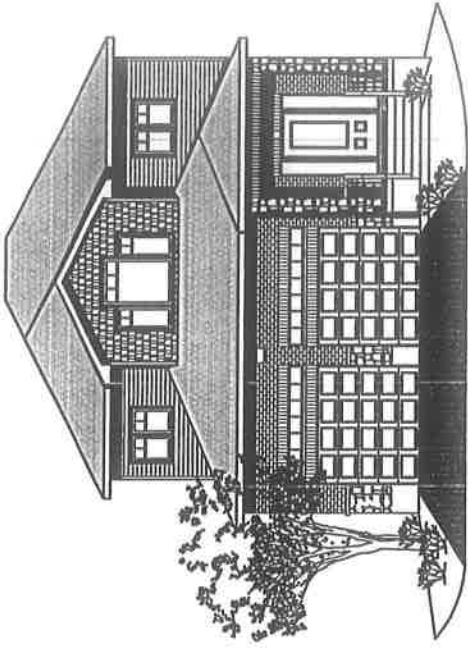
Two storey

- Oversize 2 car garage with walk-in to basement from garage
- Engineered floor system
- 2 piece main floor bath
- Gas fireplace
- Transom window in Great room
- 9 ft. main floor ceilings
- Stone accent on front
- Hardwood & ceramic tile on main floor area
- Carpeting in bedrooms
- Quartz countertops with under-mounted sinks
- Oak stringers
- Interior pot lights
- Exterior pot lights

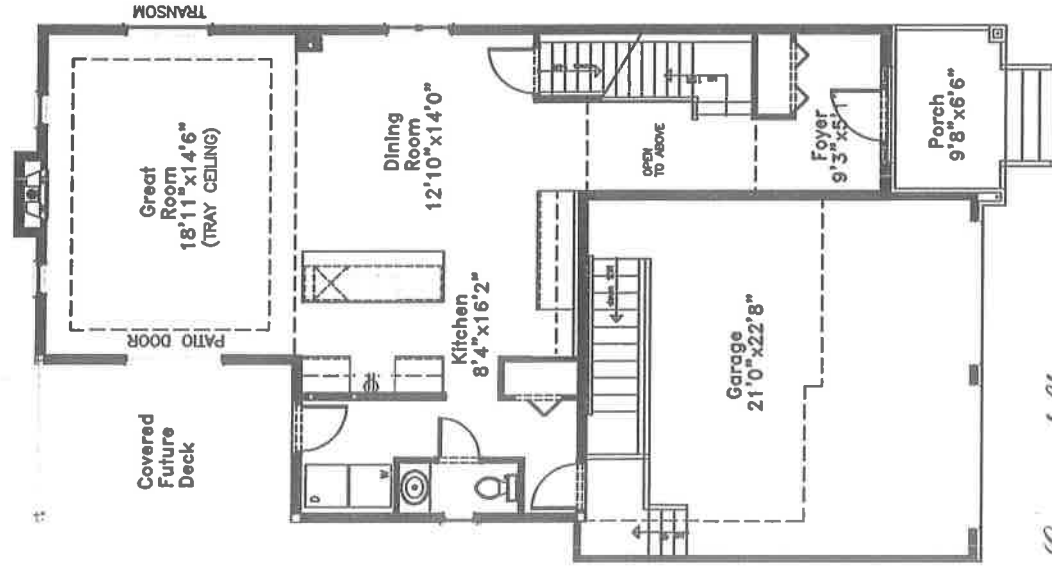
PRICE: \$449,900

**** Price subject to change as upgrades are added ****

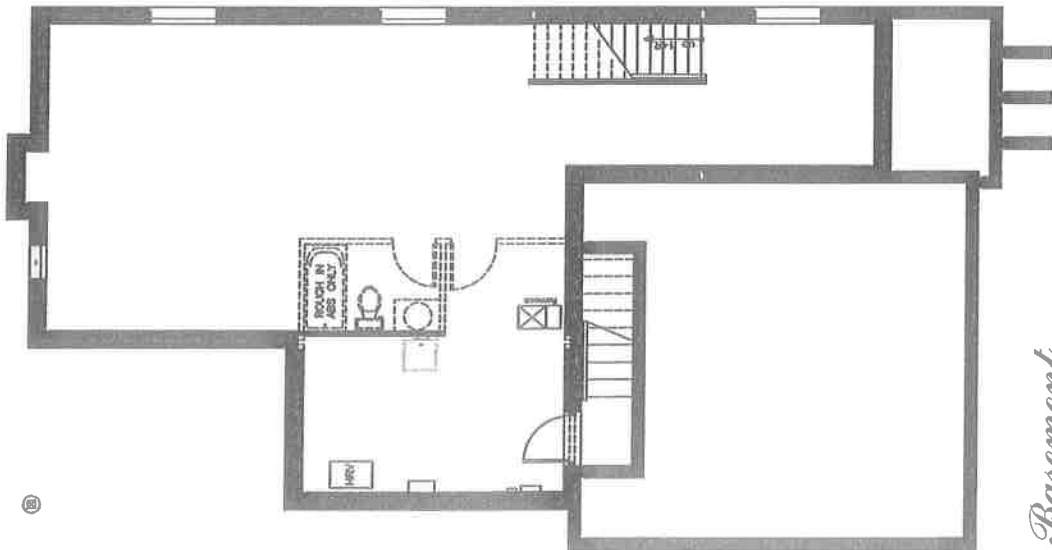
**** Under construction ****



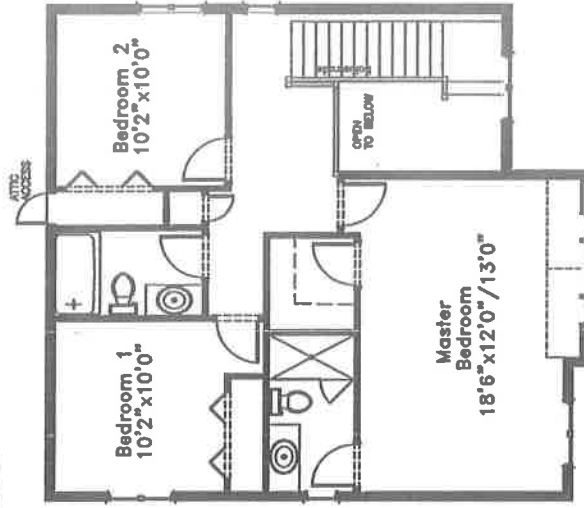
Elevation



Ground floor



Basement



Second floor



Lot 63
Carfa Crescent
 1739 sq.ft.

PLANS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE DISCRETION OF THE VENDOR
 ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA E.&O.E. October 19, 2016





WOODHAVEN WEST

SPECIFICATIONS

FOUNDATION AND BASEMENT

- Footings are minimum 6"x16"
- Foundation walls 8" poured concrete – approximate height of 7'10"
- Perimeter drainage system connected to municipal storm sewer if available
- Concrete basement floor to meet or exceed building code, power troweled finish
- Steel beams with steel load bearing posts
- Perimeter basement walls as per Ontario Building Code

EXTERIOR

- Quality brick on front elevation or according to plans
- Screens provided on all operable windows
- Pre-finished – maintenance free vinyl casement windows with multi-point locks, sliders in basement
- Front elevation with window grills or according to plans
- Insulated embossed steel roll up garage door installed with weather strip
- Pre-finished aluminum soffit, fascia and eaves-trough
- 30 year architectural asphalt self-sealing shingles
- Poured concrete front steps and front porch or according to plans
- Insulated steel front entry system as per Vendor's standard
- Colour matched exterior caulking around windows and doors
- Precast concrete slab walkway from driveway to front step
- Fully graded and sodded lot as per grading plan
- Paved driveway

FRAMING

- Exterior walls 2x6 kiln dried studs at 16" centers with insulated exterior sheathing (except garage)
- 2x10 floor joists kiln dried, spaced in accordance to plans with 2x2 bridging.
- Engineered (TJI) floor system available at extra cost
- 5/8 T&G subfloor sheathing nailed and glued
- Engineered roof trusses installed as per manufacturer's specifications
- 2x4 at 16" centres basement studding floor to ceiling on perimeter walls only
- All construction meets and exceeds Ontario Building Code requirements and Municipal Standards

INSULATION/ENERGY EFFICIENCY

- Total wall insulation approximately R-26
- R-50 insulation in ceilings
- R-12 below grade insulation if basement is greater than 50% in the ground
- 6 mil polyethylene vapor barrier installed with acoustical sealant. House wrap
- Sill gasket installed between foundation and subfloor
- ENERGY STAR® rated thermal pane windows with Low E
- Insulated steel exterior doors with weather stripping

ELECTRICAL

- 100 amp electrical service with 32 circuit breaker panel
- All copper wiring throughout
- Smoke alarms on all levels and in each bedroom complete with carbon monoxide detector as per the new 2012 Ontario Building Code
- Electrical outlet in garage
- Door chime at front entrance
- Separately switched exhaust fans in bathrooms are available at an extra cost
- Vendor to install Purchaser(s) supplied range hood fan

- Electrical outlets and switches finished in white (Decorative switches only)
- Vendor to install Purchaser(s) lighting
- Ceiling outlet in Dining Room capped
- GFI outlets, front and rear exterior
- Standard cable and telephone outlets rough in – max of 2 per room

HEATING AND VENTILATION

- ENERGY STAR® rated high efficiency gas fired, forced air furnace with electronic ignition
- Rental gas fired tankless (instantaneous) hot water heater
- Ductwork and furnace sizing requirements are calculated by a certified HRAI consultant
- Principal exhaust fan system vented to exterior (if possible)
- Heat Recovery Ventilation System (HRV)

PLUMBING AND FIXTURES

- All white bathroom fixtures (tub/shower, basin & toilet)
- Chrome finish faucets on all basins and tubs/shower
- Pressure balanced faucets for shower
- Full one piece tub in bathrooms with hood (white)
- ABS rough-in for 3 piece bathroom in basement
- Double kitchen sink with single lever faucet
- Rough-in for future dishwasher
- Connections for washer and dryer
- Exterior hose bib front (garage) and rear
- Shut off at all sinks and toilets
- Towel bars and paper holders provided by Purchaser(s) installed by Vendor

INTERIOR AND FLOORING

- Gas fireplace (as per plans and Vendor's selection)
- 9' ceiling height (main floor and according to plans)
- All closets with one shelf and closet rod
- Solid oak railing and oak spindles where applicable
- Carpet grade stairs (solid wood stairs available at extra cost)
- Deadbolt locks on all exterior doors, keyed alike
- Quality cabinets and counter tops in kitchen and bathrooms as per builder specifications
- Microwave and dishwasher opening where applicable
- Purchaser(s) choice of cabinet and counter top colours from builders selections
- Purchaser(s) choice of one paint colour throughout from Vendor's selection, 100% acrylic
- Trim and doors painted white, with latex acrylic
- Ceilings in bath, kitchen finished in flat white latex
- Flat stippled ceilings throughout except baths, kitchen and laundry room
- 3" flat border around ceiling perimeter throughout
- Purchaser(s) choice of vinyl flooring and carpeting from Vendor's selections
- Choice of interior doors 2 3/4" MDF casing from Vendor's selection
- Colonial profile trim and moldings 3 7/8" MDF
- Colonial embossed bi-fold closet doors
- Vendor to install Purchaser(s) supplied mirrors for all bathrooms

WARRANTIES

- Survey included
- Homes are covered with a full one year Tarion Warranty, two year Tarion Warranty on mechanical, electrical and foundation, seven year major structural warranty per Tarion Warranty Program. All Tarion Warranty Program fees at the Purchaser(s) expense to be paid as an adjustment on closing
- Purchaser(s) shall have choice of colours and materials from Vendor's samples of following unless already ordered or installed.

- Vinyl flooring in foyer, kitchen, bathrooms and powder room

- Kitchen and bathroom cabinets and counter tops

- Broadloom carpet wall to wall in living areas and bedrooms

A. Variations from Vendor's samples may occur in finished materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.

B. Flooring may be seamed under certain conditions. Features listed are minimum specifications for every Marques Homes built in Woodhaven West. Marques Homes workmanship equals or exceeds Provincial and Municipal Building Code Regulations. Prices, plans, specifications and materials are subject to change, modifications and substitutions with notice at the discretion of Marques Homes.

Purchaser's Initials Date

Purchaser's Initials Date

Vendor's Initials Date

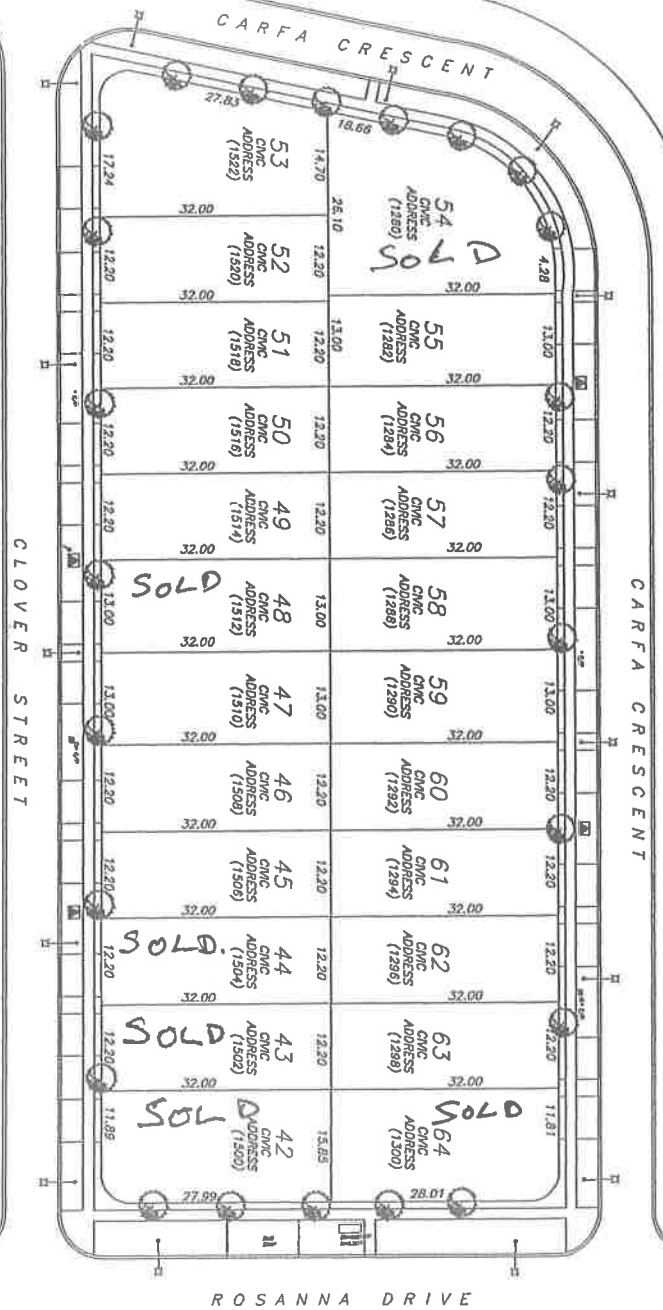
11/2016

A tradition of quality and craftsmanship for over a quarter century



Woodhaven West

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ROSANNA DRIVE