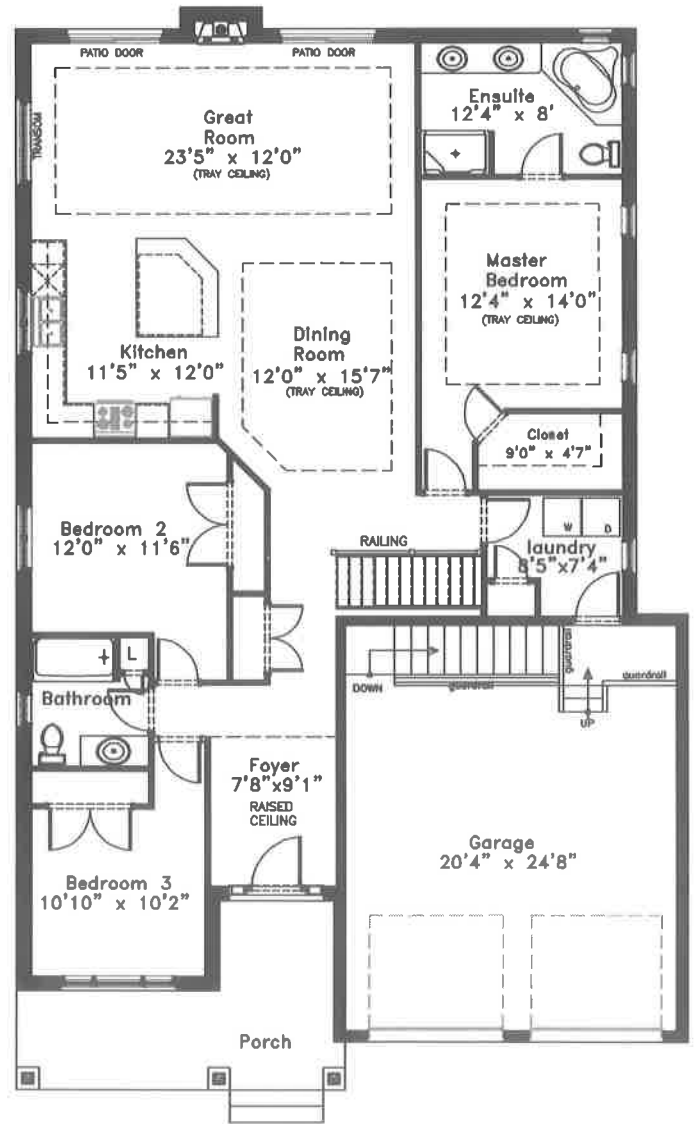


Basement

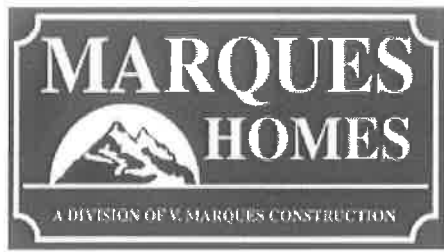


Main Floor

Lot 16
Squirrel Hill
1782 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. NOVEMBER 25, 2016





**722 SQUIRREL HILL
LOT 16
1782 sq.ft. bungalow**

- 9 ft. basement (8.10 +/- finished)
- Walkout lot to rear yard
- 7/12 roof pitch
- Oversize double car garage
- Walk-in from garage to basement
- Full brick exterior with stone accent
- Covered front porch
- Raised ceiling in front foyer
- Ensuite bath with soaker tub and separate shower
- Hardwood and ceramic tile on main floor
- Gas fireplace
- Tray ceiling with cove in Great Room, Dining Room & Master Bedroom
- L.E.D. pot lights

PRICE: \$494,900

- **PRICE SUBJECT TO CHANGE AS UPGRADES ARE ADDED**
 - **UNDER CONSTRUCTION**

SPECIFICATIONS

FOUNDATION AND BASEMENT

- Footings are minimum 6"x16"
- Foundation walls 8" poured concrete – maximum height of 7' 10"
- Perimeter drainage system connected to municipal storm sewer (sump pump where required)
- 3" thick concrete basement floor, power troweled finish
- Steel beams with adjustable steel load bearing posts
- Perimeter basement walls are damp proofed and drainage layer below grade
- Basement support and knee walls are 2x6 construction

EXTERIOR

- All brick exterior with keystones and soldier courses where applicable (2-storeys brick main floor & siding as per plan)
- 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 eavestroughing
- 30-year architectural asphalt self-healing shingles
- Poured concrete front steps and front porch or according to plans
- Insulated steel front door, glass windows and sidelights as per elevations
- Colour matched exterior caulking around windows and doors
- Decorative windows and/or PVC louvers as per house design
- Fully sodded lot, pre-cast concrete slab walkway from driveway to front step
- Paved driveway

FRAMING

- Exterior walls 2 x 6 kiln dried studs at 16" centers with insulated exterior sheathing (except garage)
- 2 x 10 floor joists kiln dried, spaced as per plan
- Engineered floor system available at extra cost
- 5/8 T&G subfloor sheathing, nailed and glued
- Engineered roof trusses installed as per manufacturer's specifications
- 2 x 4 at 16" centers basement studding floor to ceiling
- 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, basement
- 6 mil polyethylene vapor barrier installed with acoustical sealant, Tyvek wrap
- Sill gasket installed between foundation and subfloor
- ENERGY STAR® rated thermal pane windows with Low E
- Insulated steel exterior doors with weather stripping
- Complete air barrier perimeter construction

ELECTRICAL

- 100 amp electrical service with 32 circuit breaker panel
- All copper wiring throughout
- Smoke detectors on all levels and carbon monoxide detector by bedrooms
- 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) range hood fan
- Electrical outlets and switched finished in white (Decora switches only)
- Vendor to install Purchaser(s) lighting
- Ceiling outlet in Dining Room capped
- GFI outlet, front and rear exterior
- Standard Cable and telephone outlets roughed in – 4 each

HEATING AND VENTILATION

- ENERGY STAR® rated high efficiency gas fired, forced air furnace with electronic ignition
- Rental gas fired tankless hot water heater
- Ductwork and furnace sizing requirements are calculated by a certified HRAI consultant
- Principal exhaust fan system vented to exterior
- Heat Recovery Ventilation System (HRV) with a minimum efficiency of 60% (fully ducted to wet areas)

PLUMBING AND FIXTURES

- All white bathroom fixtures (tub/shower, basin & toilet)
- Chrome finished faucets on all basins and tubs
- 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
- Single fiberglass laundry tub
- 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

- Hardwood in principal rooms (choice of oak/maple/birch)
- Ceramic tile in foyer, kitchen, baths and main flr laundry room
- Gas fireplace (as per plans and vendor's selections)
- 9' ceiling height (main floor)
- All closets with one shelf and closet rod
- Solid oak railings and oak spindles where applicable
- Carpet grade stairs
- Brushed nickel finished interior and exterior hardware
- Deadbolt locks on all exterior doors, keyed alike
- Quality cabinets and counter tops in kitchens and bathrooms as per builders specifications
- Microwave and dishwasher opening where applicable
- Purchasers 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
- 3" flat border around ceiling perimeter throughout
- Purchasers choice of hardwood/tile and carpeting from Vendors selections
- Choice of interior doors 2 ¼ MDF casing from vendor's selection
- Colonial profile trim and moldings 3 7/8 MDF
- Swing closet doors (no bi-folds)
- Knockdown ceilings except for kitchen, bathrooms, and laundry room
- 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 Purchasers expense to be paid as an adjustment on closing.
- Purchaser shall have choice of colours and materials from Vendors sample of the following unless already ordered or installed:
 - Hardwood in principal rooms, ceramic tile in foyer, kitchen, baths and main flr laundry room
 - Kitchen and bathroom cabinets and counter tops
 - Broadloom carpet in bedrooms

A. Variations from Vendors 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 Westbrook Meadows. 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.

_____	_____
Purchasers Initials	Date
_____	_____
Purchasers Initials	Date
_____	_____
Vendors Initials	Date

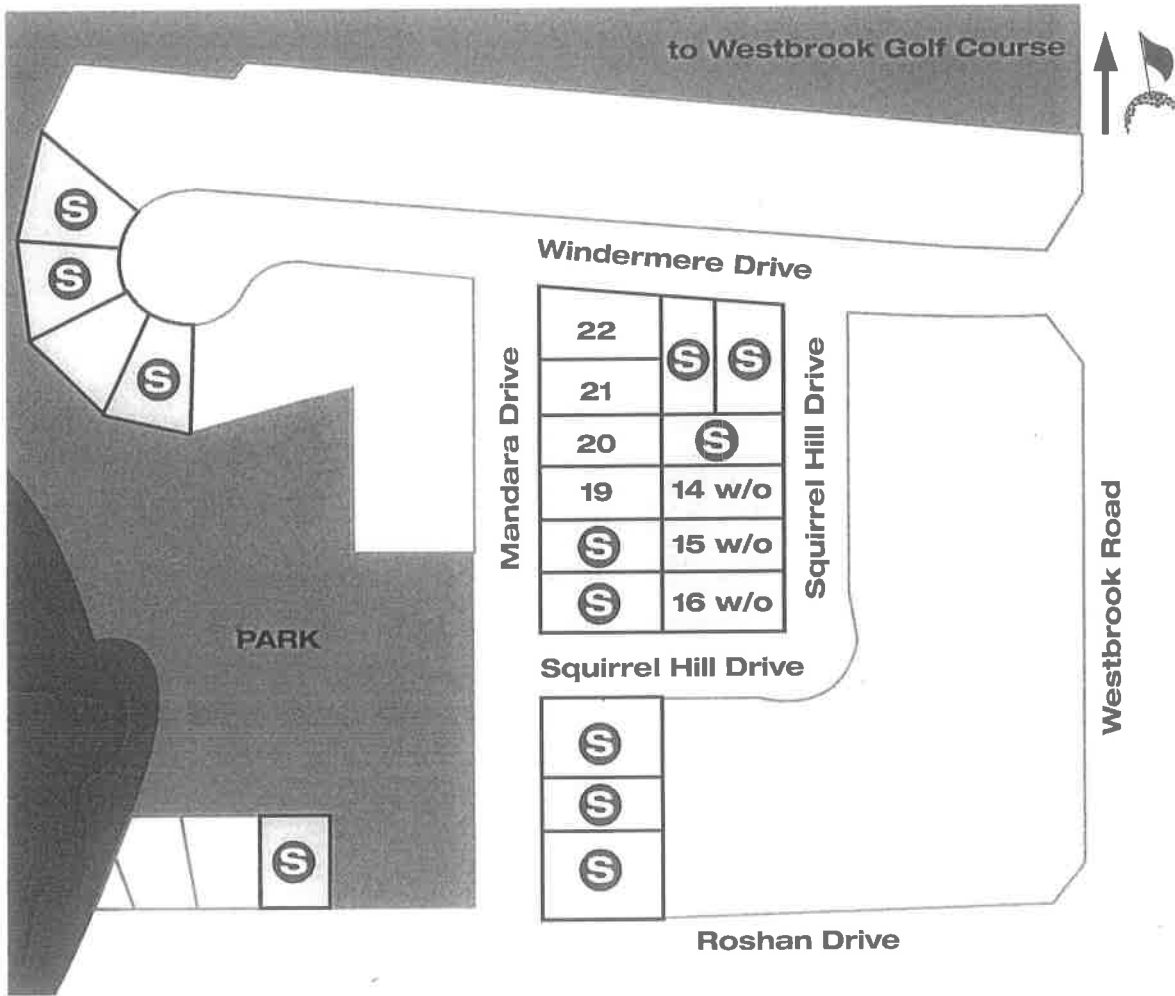
A tradition of quality and craftsmanship for over a quarter century!



Lisa Salamone
Sales Representative
Cell: 613.876.5579
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Hugh Mosaheb
Sales Representative
Cell: 613.531.2500





LOT SIZES

Lot 1	SOLD	Lot 19	50' x 111.5'
Lot 2	SOLD	Lot 20	50' x 111.5'
Lot 3	SOLD	Lot 21	50' x 111.5'
Lot 13	SOLD	Lot 22	73.9' x 111.5'
Lot 14	50' x 111.5'	Lot 23	SOLD
Lot 15	50' x 111.5'	Lot 24	SOLD
Lot 16	59.8' x 111.5'	Lot 47	SOLD
Lot 17	SOLD	Lot 48	SOLD
Lot 18	SOLD	Lot 50	SOLD

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