



ROSE
WOOD



LUX LIVING IS WITHIN REACH





THE BELLANO

1980 SQ FT

MINIMUM
40FT



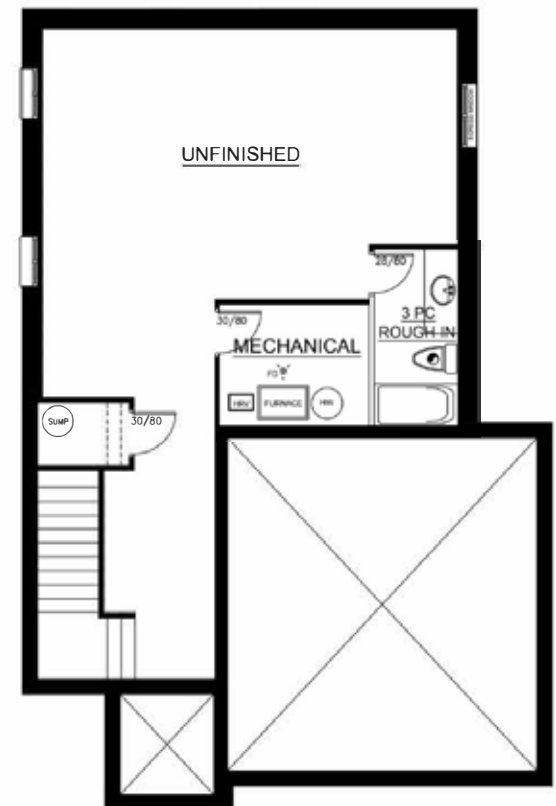
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EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

**ROSE
WOOD**

FOUNDATION

1085 sq. ft





A



C
UPGRADED



B



D
UPGRADED

THE VERONA

1812 SQ FT & 1901 SQ FT

MINIMUM
40FT



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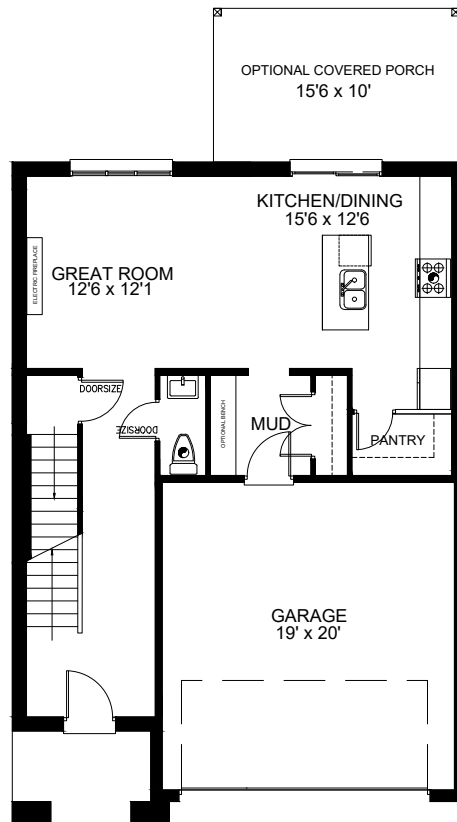


THE VERONA



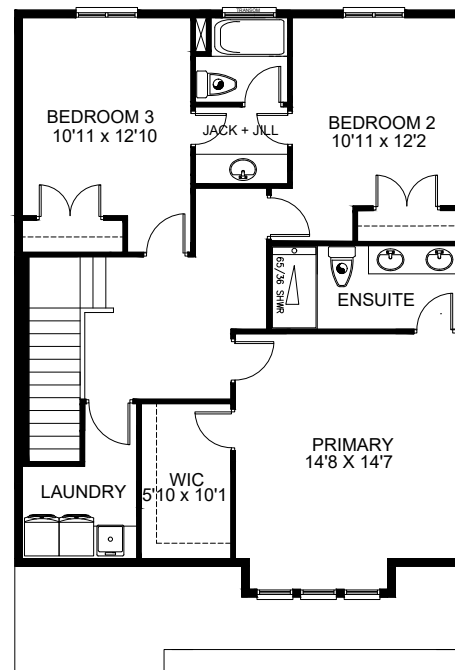
MAIN FLOOR

775 sq. ft

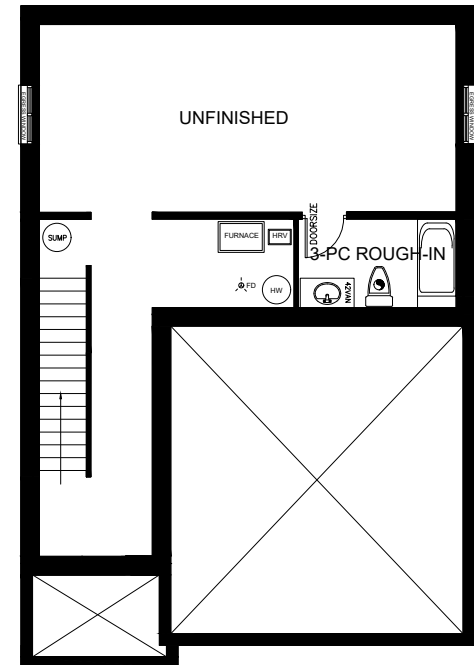


SECOND FLOOR

1037 sq. ft



FOUNDATION



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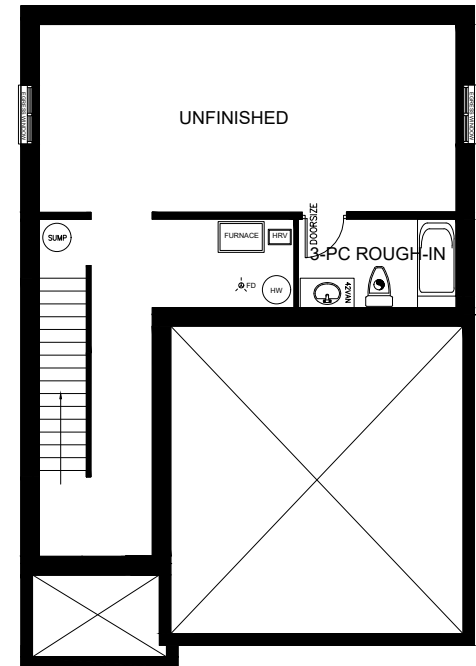
ACTUAL FLOOR SPACE MAY VARY, PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE



LUX
HOMES-DESIGN & BUILD

FOUNDATION

1089 sq. ft





THE SIENA

1501 SQ FT

MINIMUM
42FT



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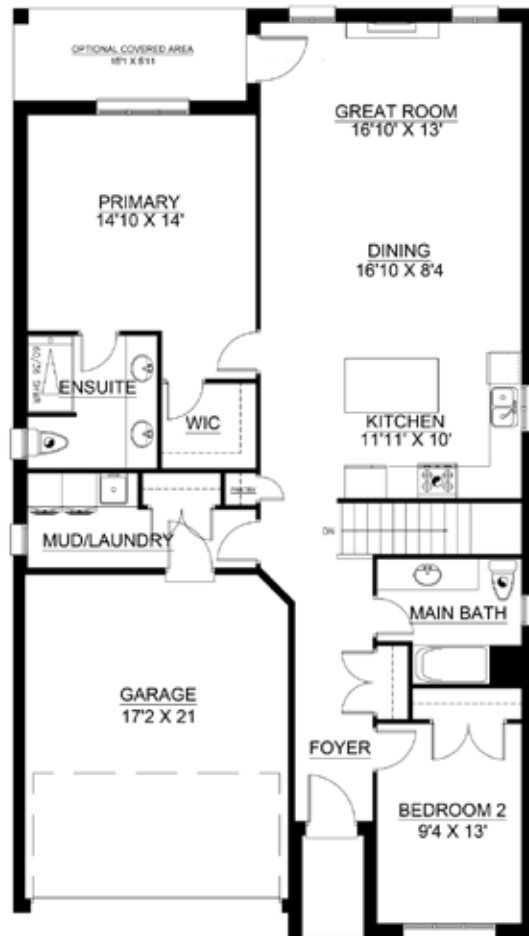
**ROSE
WOOD**

THE SIENA



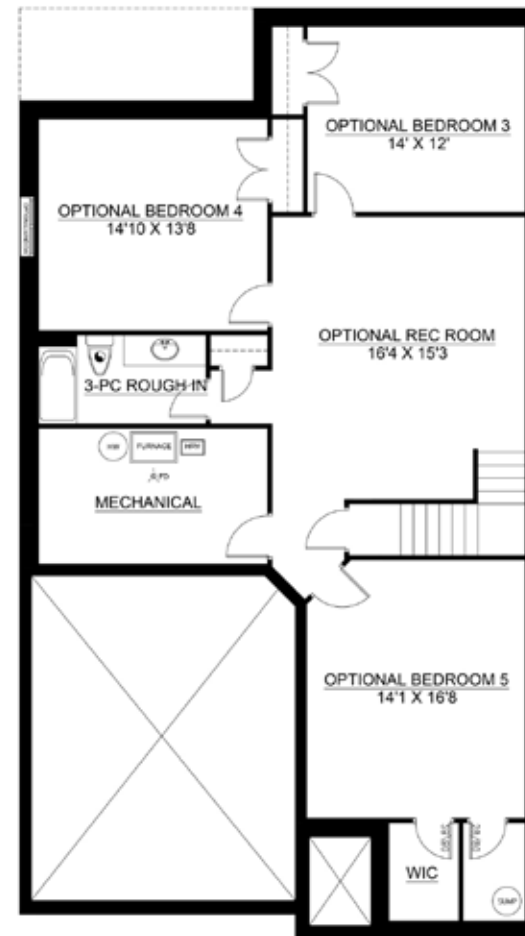
MAIN FLOOR

1501 sq. ft



OPTIONAL

BASEMENT



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THE SORANO

1562 SQ FT

MINIMUM
42FT



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**ROSE
WOOD**

THE SORANO



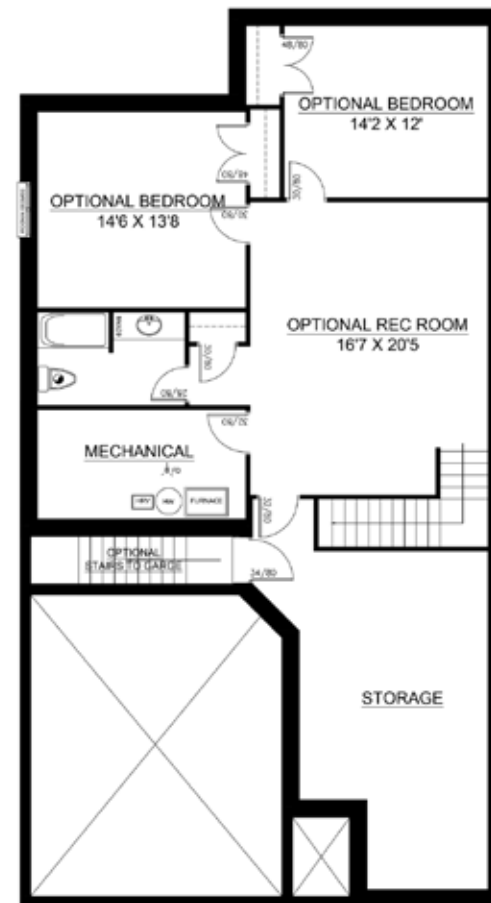
MAIN FLOOR

1562 sq. ft



OPTIONAL

BASEMENT



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A



B

THE VENATO

2040 SQ FT

MINIMUM
46FT



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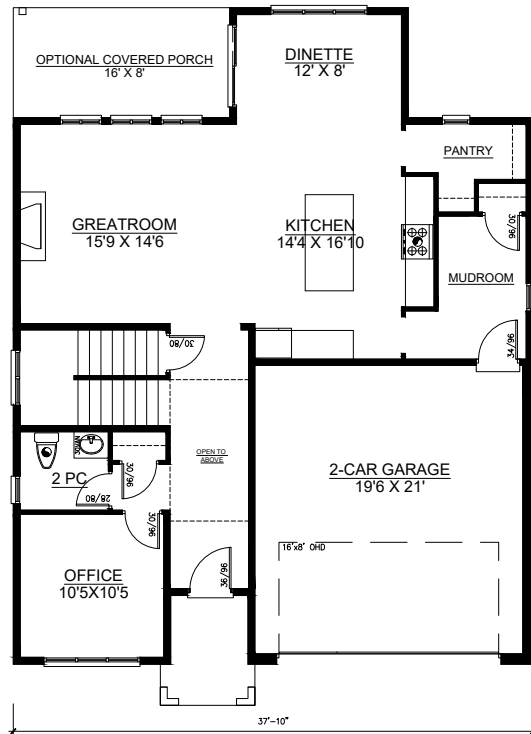


THE VENATO



MAIN FLOOR

1133 sq. ft

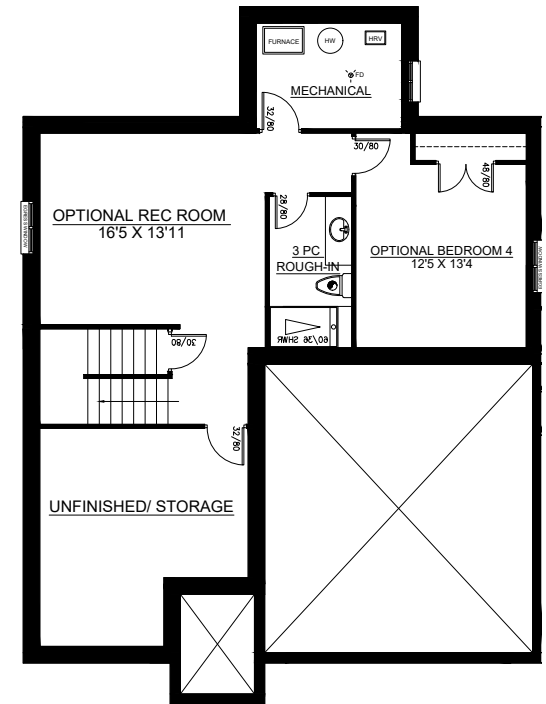


SECOND FLOOR

907 sq. ft



FOUNDATION



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THE NOLI

1735 SQ FT

MINIMUM
50FT



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**ROSE
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THE NOLI



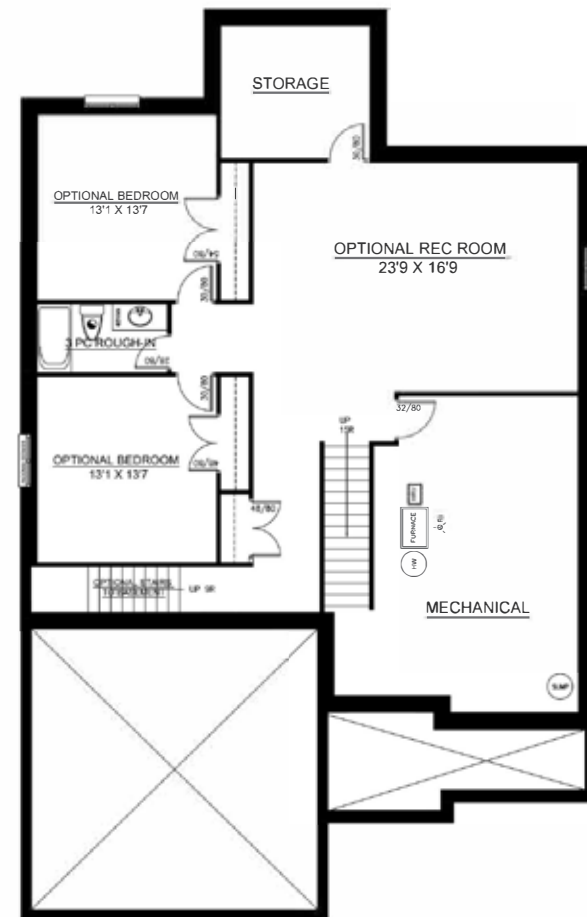
MAIN FLOOR

1735 sq. ft



OPTIONAL

BASEMENT



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THE PALERMO

2344 SQ FT

MINIMUM
50FT



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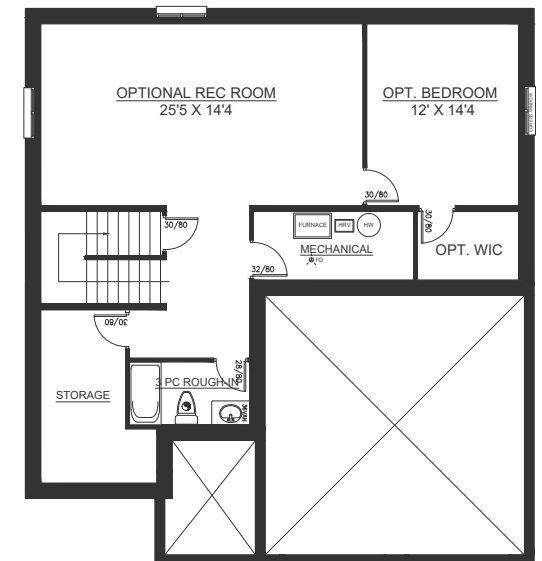
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**ROSE
WOOD**

LUX
HOMES DESIGN & BUILD

FOUNDATION

1169 sq. ft





THE BIRMINGHAM

2390 SQ FT

MINIMUM
50FT



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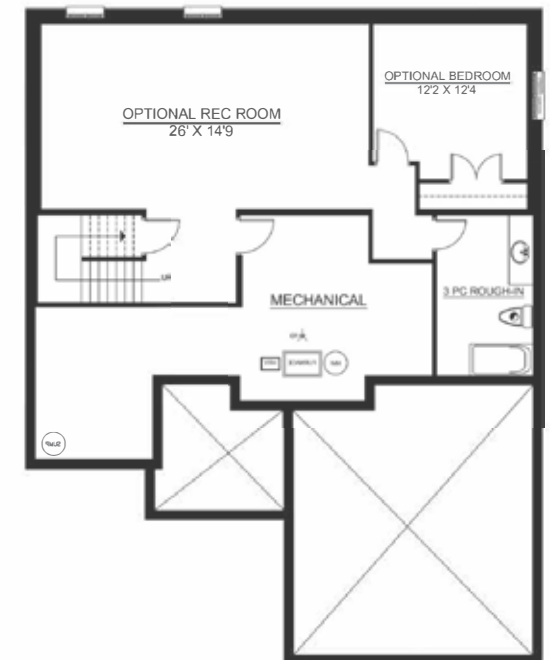
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**ROSE
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LUX
HOMES DESIGN & BUILD

FOUNDATION

1072 sq. ft





THE GIANNA

1944 SQ FT

MINIMUM
50FT



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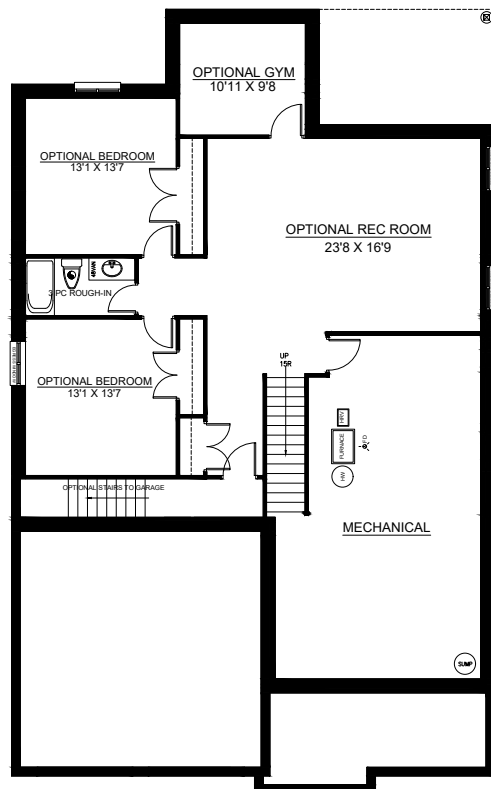
**ROSE
WOOD**

THE GIANNA



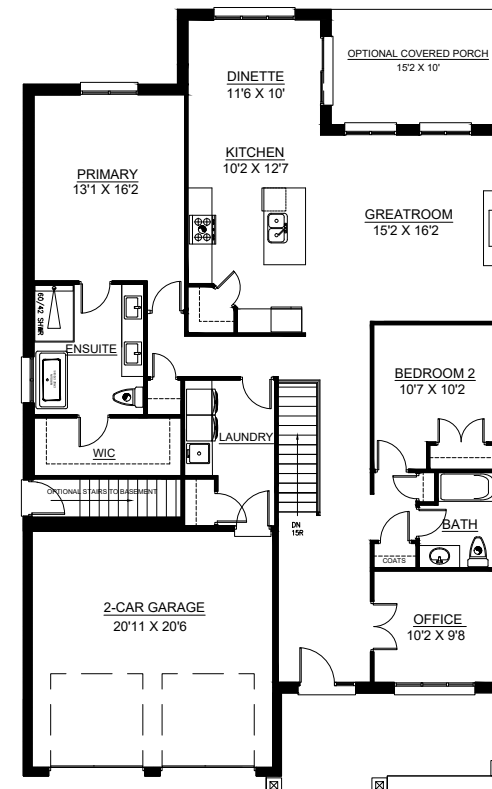
MAIN FLOOR

1944 sq. ft



OPTIONAL

BASEMENT



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STANDARD FEATURES

SITE WORK

Excavate for foundation, backfill foundation and rough grade
Install sanitary sewer, plus water, plus hydro service
Entire lot to be graded and sodded
Handy Paver Driveway 12" x 12" and sidewalk from driveway to front porch
Survey supplied and building permit provided
Tarion Warranty included

FOUNDATION

9-inch foundation walls
Brick ledge around foundation walls where applicable
Concrete basement floor, garage floor and front porch
Delta MS wrap around exterior foundation walls

FRAMING

2 x 6 exterior walls
2 x 4 in interior walls
3/4" tongue and groove gold edge
Engineered roof trusses
7/16" OSB on the roof
Architectural asphalt shingles installed with starter strip - Lifetime Warranty
9-foot ceilings on main floor

MASONRY

Clay brick CSR size, builder samples
One-piece stone sills at windows and doors

WINDOWS AND DOORS

High-quality vinyl clad windows
8' tall- front door, garage to house and rear single slider
R-12 Insulated garage doors

HEATING AND COOLING

High efficiency forced air gas heating and central air conditioning with smart thermostat
Heat Recovery Ventilator Unit (HRV) included
Gas meter installed by Enbridge Gas according to Enbridge Gas Policy
Tankless Hot Water Heater - Reliance rental

ELECTRICAL

200-amp electrical service with breaker panel
Location to comply with London Hydro
All wiring according to electrical building code
Two waterproof exterior electrical outlets with ground fault detector
Freezer outlet in basement
Hood fan supplied by homeowner in coordination with kitchen supplier
Smoke/CO2/strobe detectors included
Light fixtures allowance \$1500.00
10 LED Pot Lights included-each additional LED pot light \$170.00
Wiring for future garage doors opener (openers are extra)

FIREPLACE

60" electric fireplace included in family room



PLUMBING

Plumbing fixtures in all bathrooms from builder's standard

Toilets and sinks installed from builder standard

Tile shower with glass enclosure in ensuite

Double stainless-steel sink in kitchen

Plumbing and wiring for owner's dishwasher

Sump pump supplied and installed

Rough in for future 3 pc. washroom in basement

Water meter installed by City of London according to their policy.

INSULATION AND DRYWALL

Exterior walls R20 plus R5 code board.

R 50 insulation in the ceiling

California textured ceilings, except for bathrooms and laundry area

All basement exterior walls to be studded and insulated with R12 insulation and R5 Comfort Board

Garage to be dry walled, one coat of taping compound

TRIM, DOORS AND HARDWARE

3 ½" casing plus 5 ¼" baseboards

800 series doors included. Main floor interior only 8' doors included

Quality hardware from builder samples

Vinyl coated, wire shelving in all closets, 2 shelves in master bedroom, 4 shelves in linen closets and 1 shelf in all other closets

STAIRS & RAILINGS

Oak tread stairs to bedroom area with iron spindles & matching handrail. Landing is hardwood

PAINTING

Pearl paint used throughout on trim and Regal flat washable paint on walls.

Three colours included plus standard white trim color

Deep based colours \$350.00 per room. \$300.00 for each additional colour over the standard (3 colors).

Paint colors selected from Benjamin Moore

Stain where applicable

Builder not responsible for variation in stain colors and shade due to grain variation in wood

FLOORING

Hardwood flooring from builder samples on main floor except for any bedrooms located on main floor or where tile is included.

Quality carpet flooring from builder samples in all bedrooms and upper hallway.

Tile only included in ensuite bath, upper main bath and laundry.

KITCHEN, BATHROOMS AND LAUNDRY

Kitchen cabinets, bathroom vanities and countertops supplied and installed - allowance is \$8.50 per sq ft. Quartz group 1 included in kitchen, main bath, powder, ensuite and island 30 sq ft.

MIRRORS

Standard mirrors in bathrooms the full length of vanities

MISCELLANEOUS

Alarm basic install included

Central vacuum rough-in

7 outlets installed in total - cat/tv/telephone

SPECIFICATION AND SUPPLIERS SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.



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