



Liberty

CROSSING



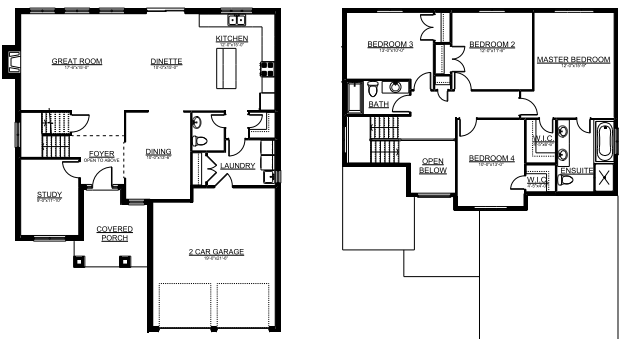
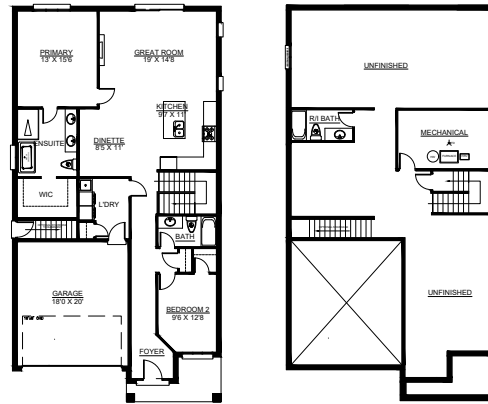
LUX LIVING IS WITHIN REACH

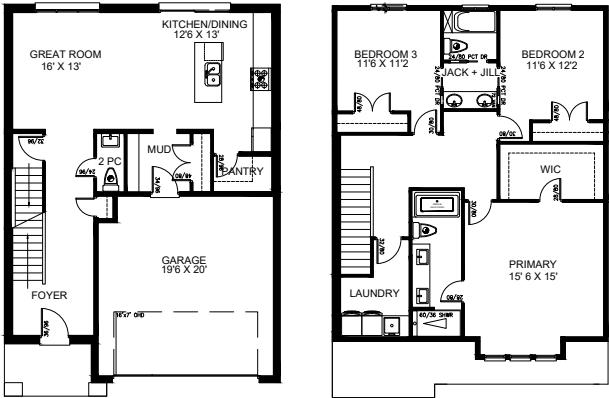
www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca
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A modern bathroom interior featuring a white freestanding bathtub, a vertical garden wall with lush green plants, and a large window offering a view of a green landscape. The design is minimalist and contemporary, with a focus on natural light and greenery.

EXCEPTIONAL HOMES

Thoughtfully crafted with a range of floor plans and elevations, each home boasts high-quality construction, open-concept layouts, and premium finishes. From spacious kitchens with quartz countertops to elegant living areas bathed in natural light, your new home is designed for modern living.





A modern living room interior featuring a white sofa with several pillows, a round white coffee table with a dark vase on top, and a fireplace with a dark mantel. The room has light-colored walls and a patterned rug. A large window with vertical blinds is visible in the background.

A LOCATION LIKE NO OTHER

Just One Minute From Highway 402,
Liberty Crossing Provides Easy Access
For Commuters And Frequent Travelers.
Whether You're Heading To Work, School,
Or Leisure Activities, Everything Is
Within Reach.



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THE VIOLET

MINIMUM
42FT



1570 sq. ft | www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca

EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

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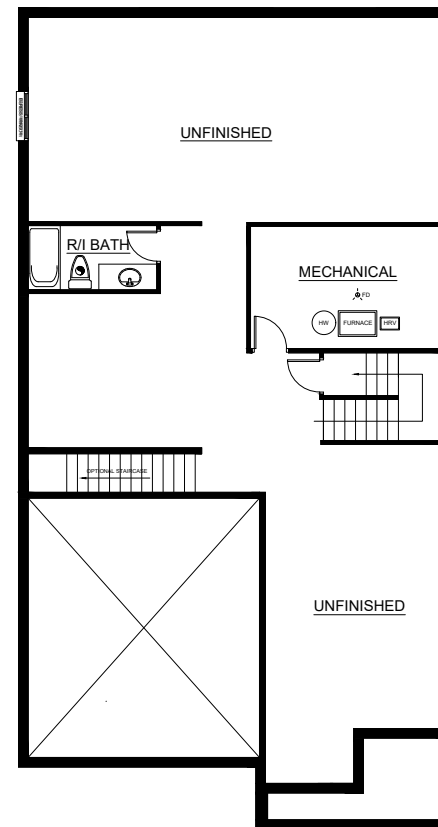
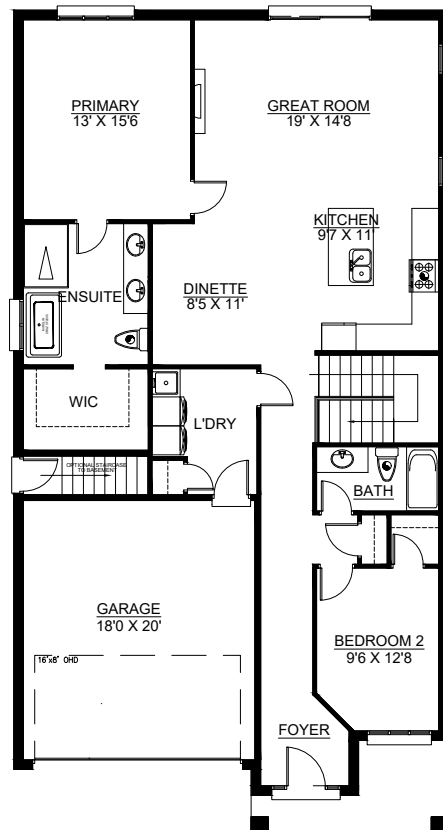
THE VIOLET



MAIN FLOOR

FOUNDATION

1570 sq. ft



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

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THE CAMELLIA

MINIMUM
50FT



2655 sq. ft | www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca

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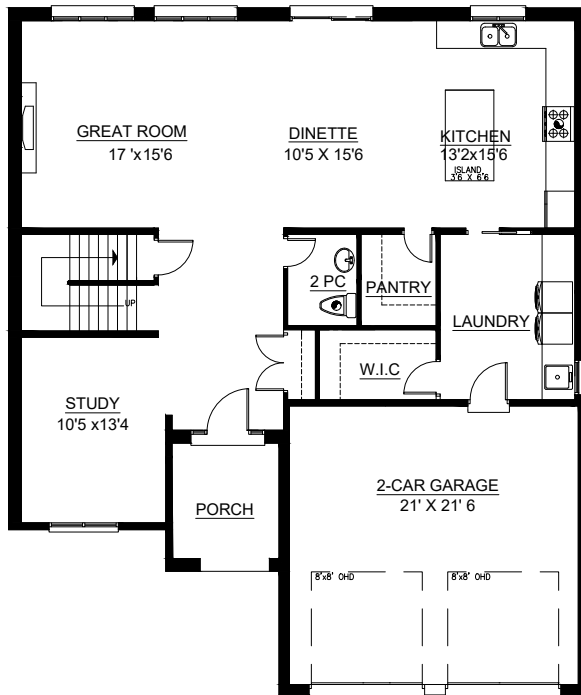
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THE CAMELLIA



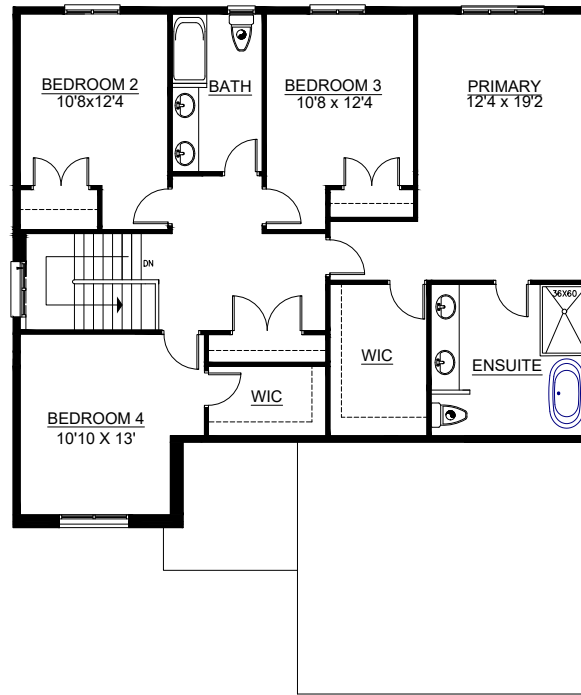
MAIN FLOOR

1327 sq. ft

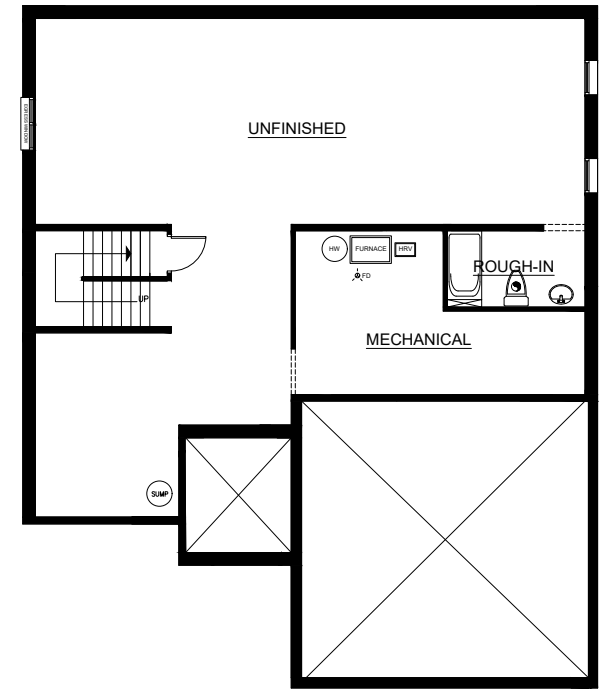


SECOND FLOOR

1328 sq. ft



FOUNDATION



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





THE WESTCHESTER

MINIMUM
50FT



1878 sq. ft | www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca

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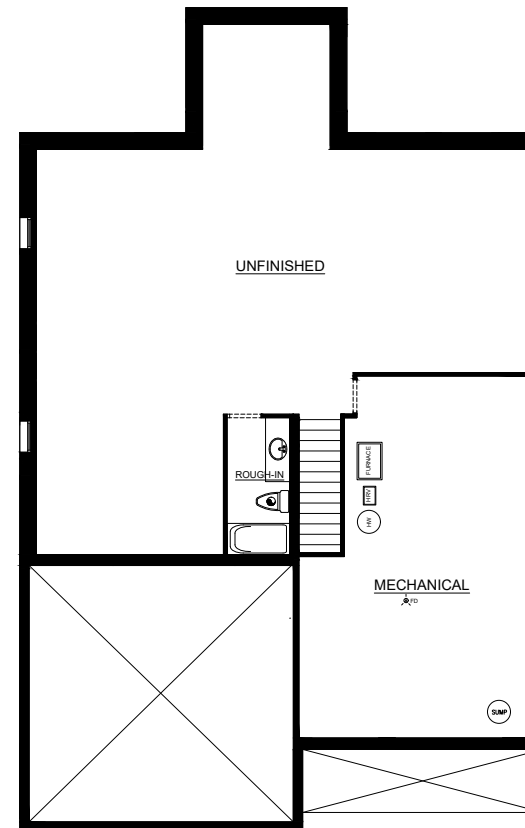
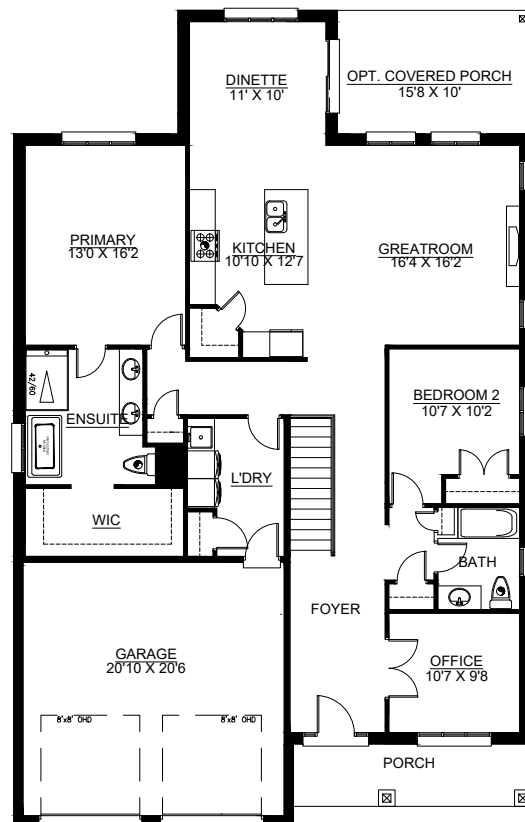
THE WESTCHESTER



MAIN FLOOR

FOUNDATION

1878 sq. ft



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THE BIRMINGHAM

MINIMUM
50FT



2390 sq. ft | www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca

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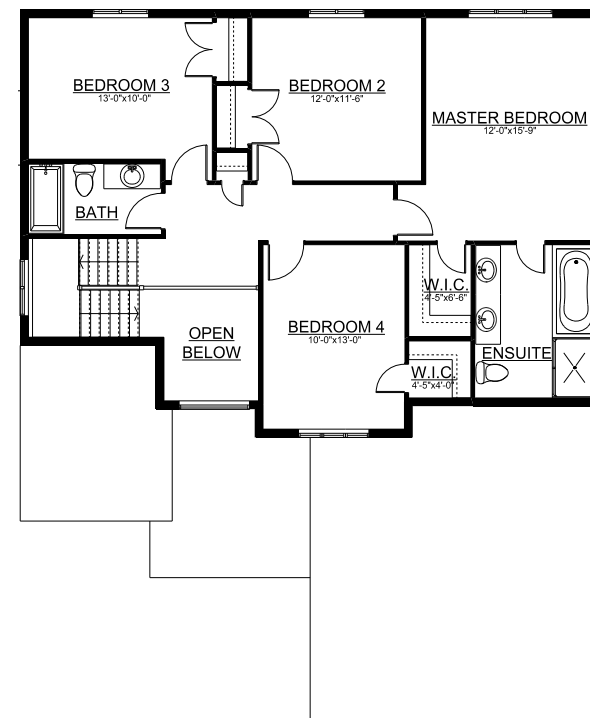
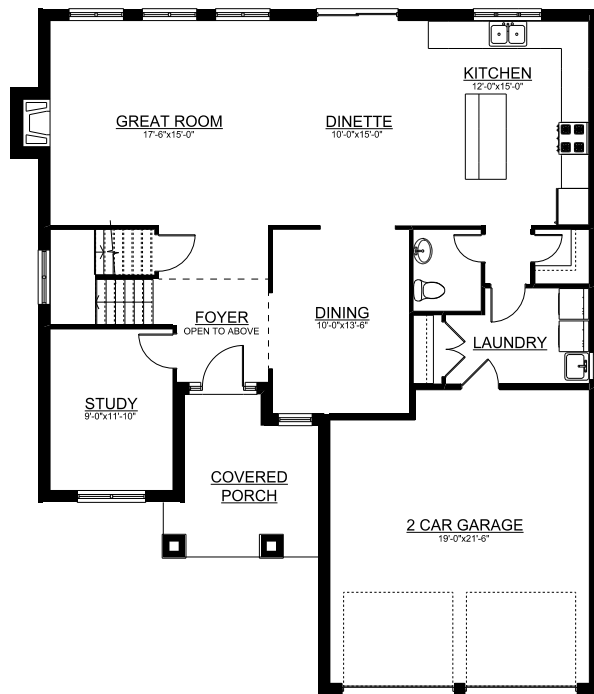
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THE BIRMINGHAM



MAIN FLOOR

SECOND FLOOR



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THE CANTERBURY

MINIMUM VV
50FT



2595 sq. ft | www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca

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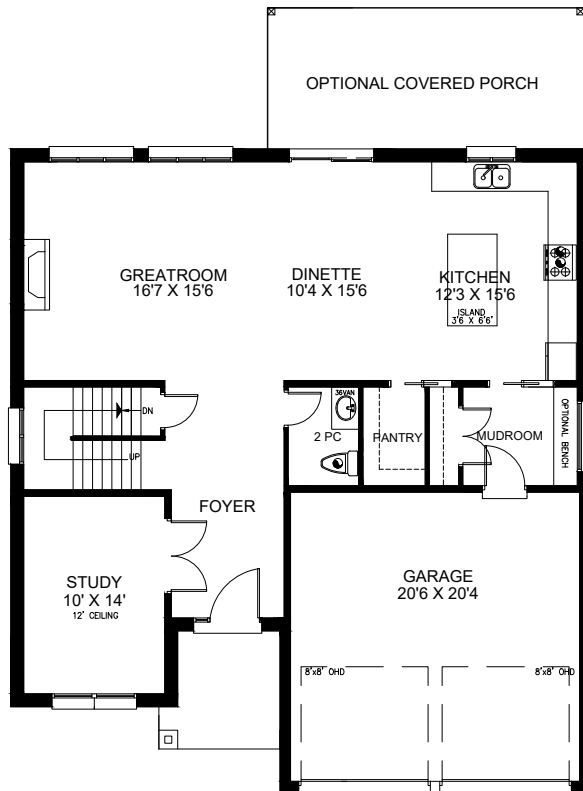
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THE CANTERBURY



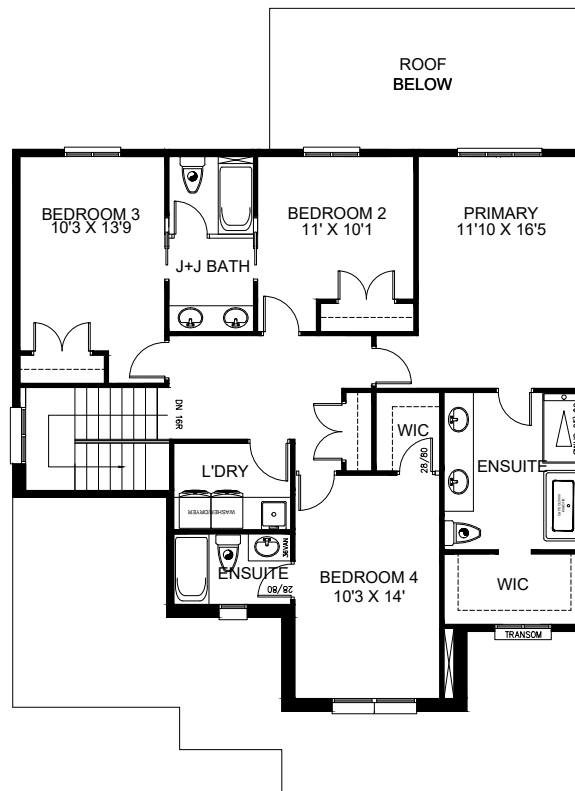
MAIN FLOOR

1279 sq. ft

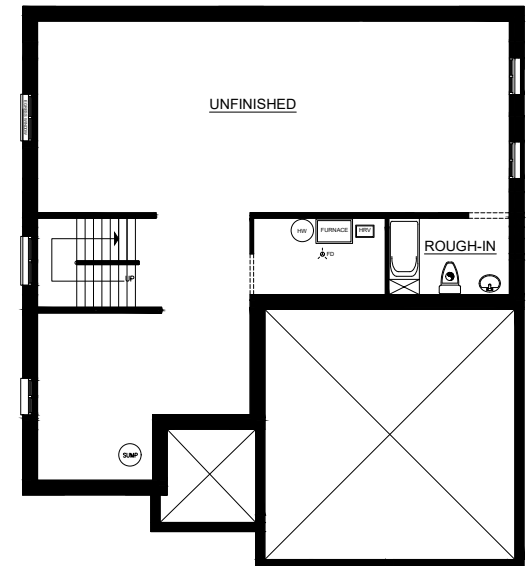


SECOND FLOOR

1316 sq. ft



FOUNDATION



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THE LUCCA

MINIMUM
42FT



2252 sq. ft | www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca

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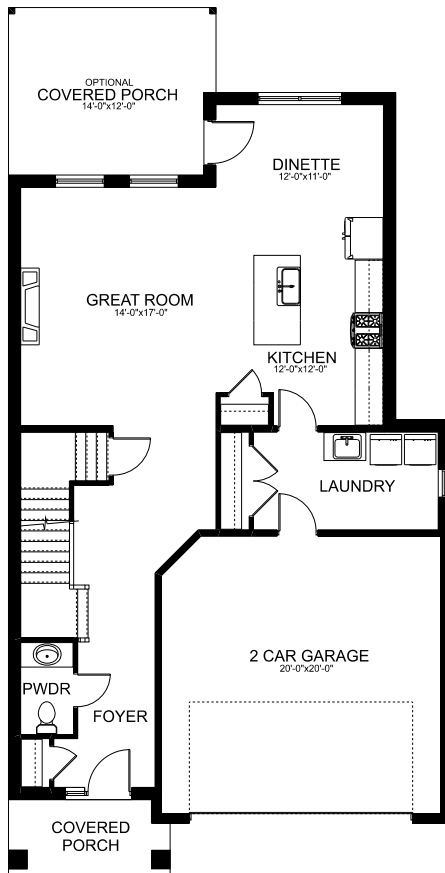
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THE LUCCA



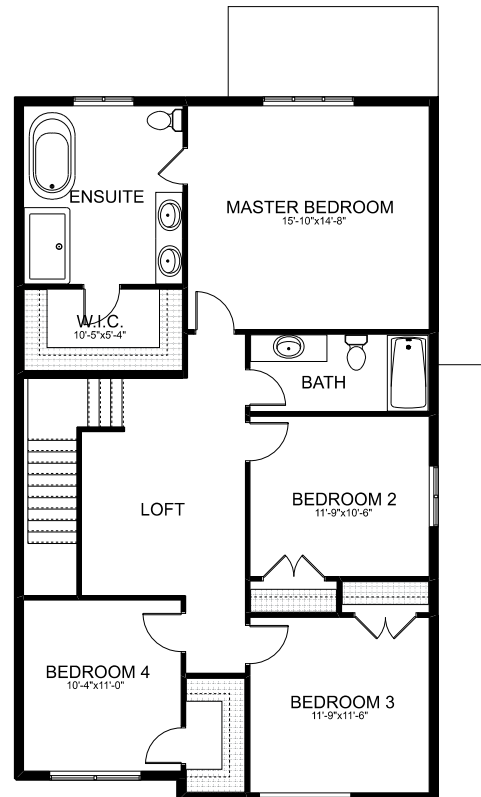
MAIN FLOOR

1042 sq. ft

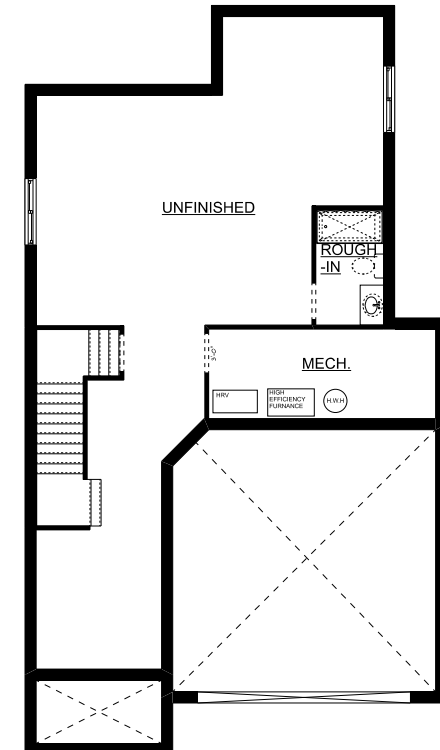


SECOND FLOOR

1210 sq. ft



FOUNDATION



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THE VERONA

MINIMUM
42FT



1901 sq. ft | www.luxhomesdesignbuild.ca | info@luxhomesdesignbuild.ca

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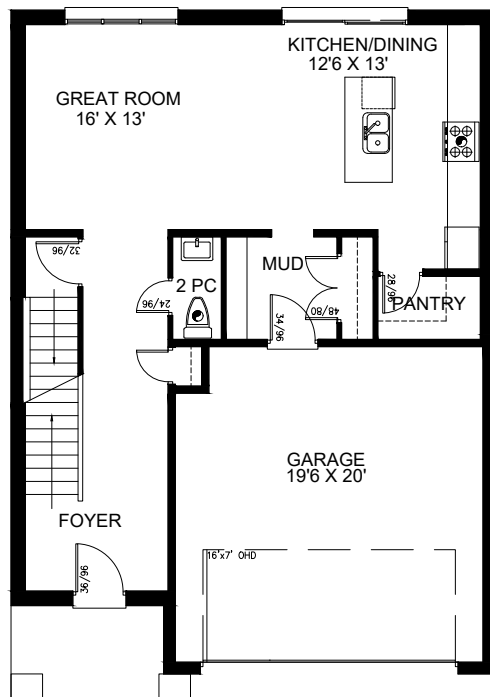
Liberty
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THE VERONA



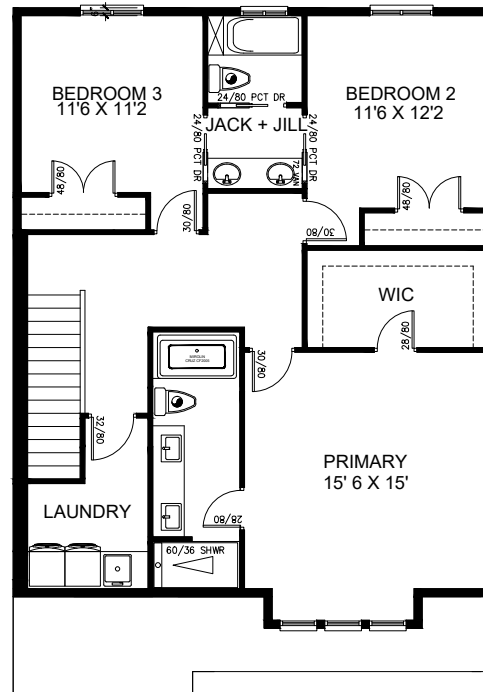
MAIN FLOOR

812 sq. ft

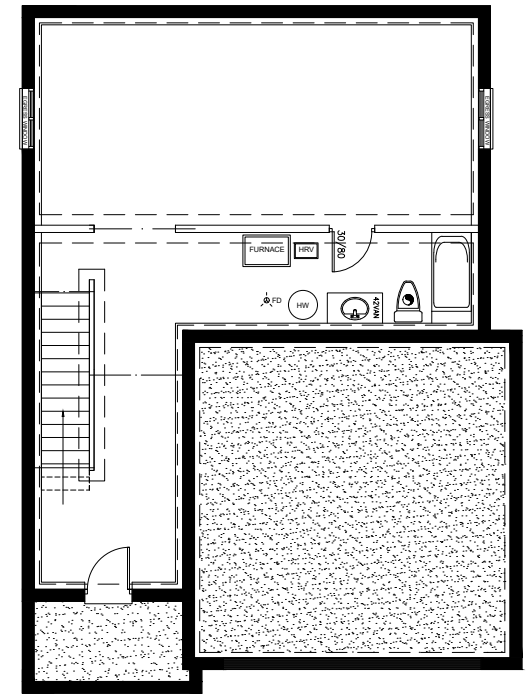


SECOND FLOOR

1078 sq. ft



FOUNDATION



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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
- 8' tall front door, garage to house and rear house door to be double panel with single operating door as standard.

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)

PLUMBING

- Plumbing fixtures in all bathrooms from builder's standard



- Toilets and sinks installed from builder standard
- Free Standing Tub in ensuite and glass tile shower
- 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.

FIREPLACE

- 60" electric fireplace included in family room

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.
- 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 \$10.00 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 included and installed
- 7 outlets installed in total - cat/tv/telephone

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



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