

A photograph of a bedroom interior. In the foreground, a bed is partially visible, covered with a textured, light-colored blanket. To the left, a wooden nightstand with a gold-colored metal base holds a white lamp with a pleated shade and a small potted plant. The background shows a white wall with a large, stylized, cursive "Liberty" logo in dark blue, with the word "CROSSING" in a smaller, all-caps font underneath. The overall aesthetic is clean and modern.

# Liberty

CROSSING

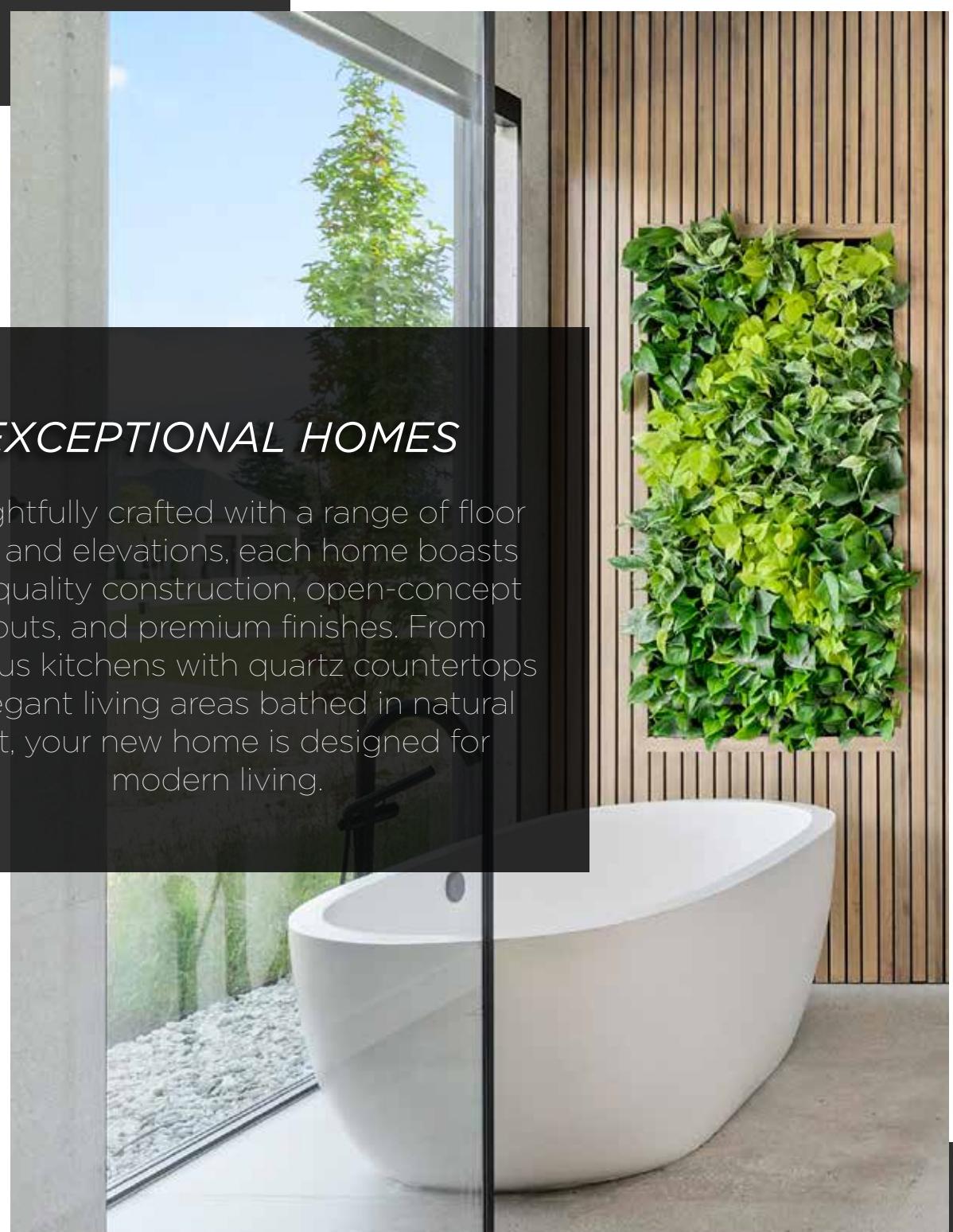
*LUX LIVING IS WITHIN REACH*

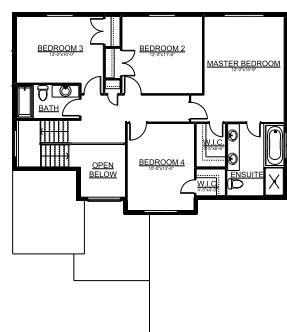
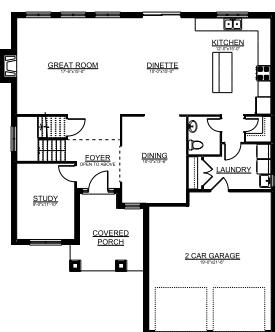
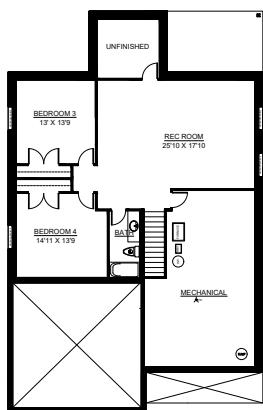
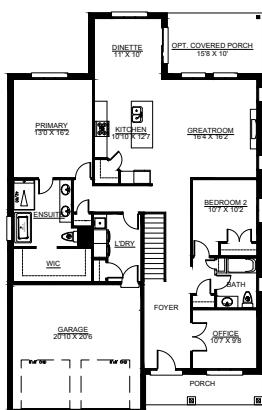
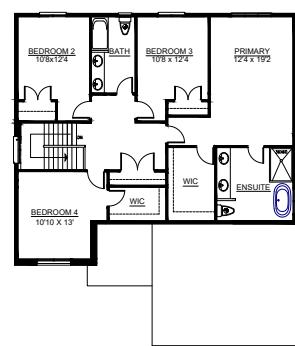
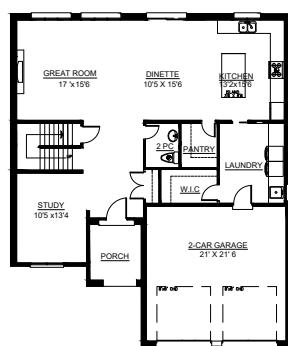
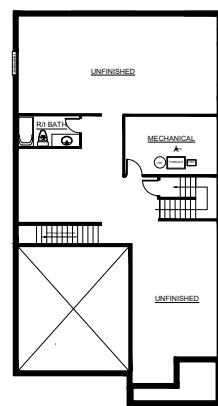
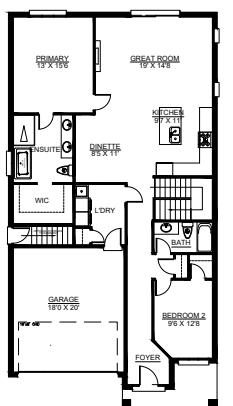
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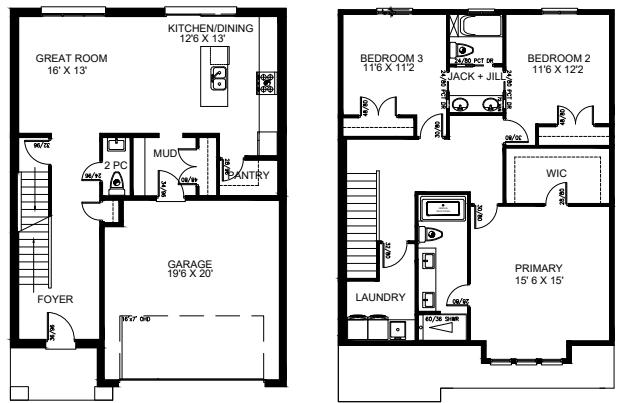


## ***EXCEPTIONAL HOMES***

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.

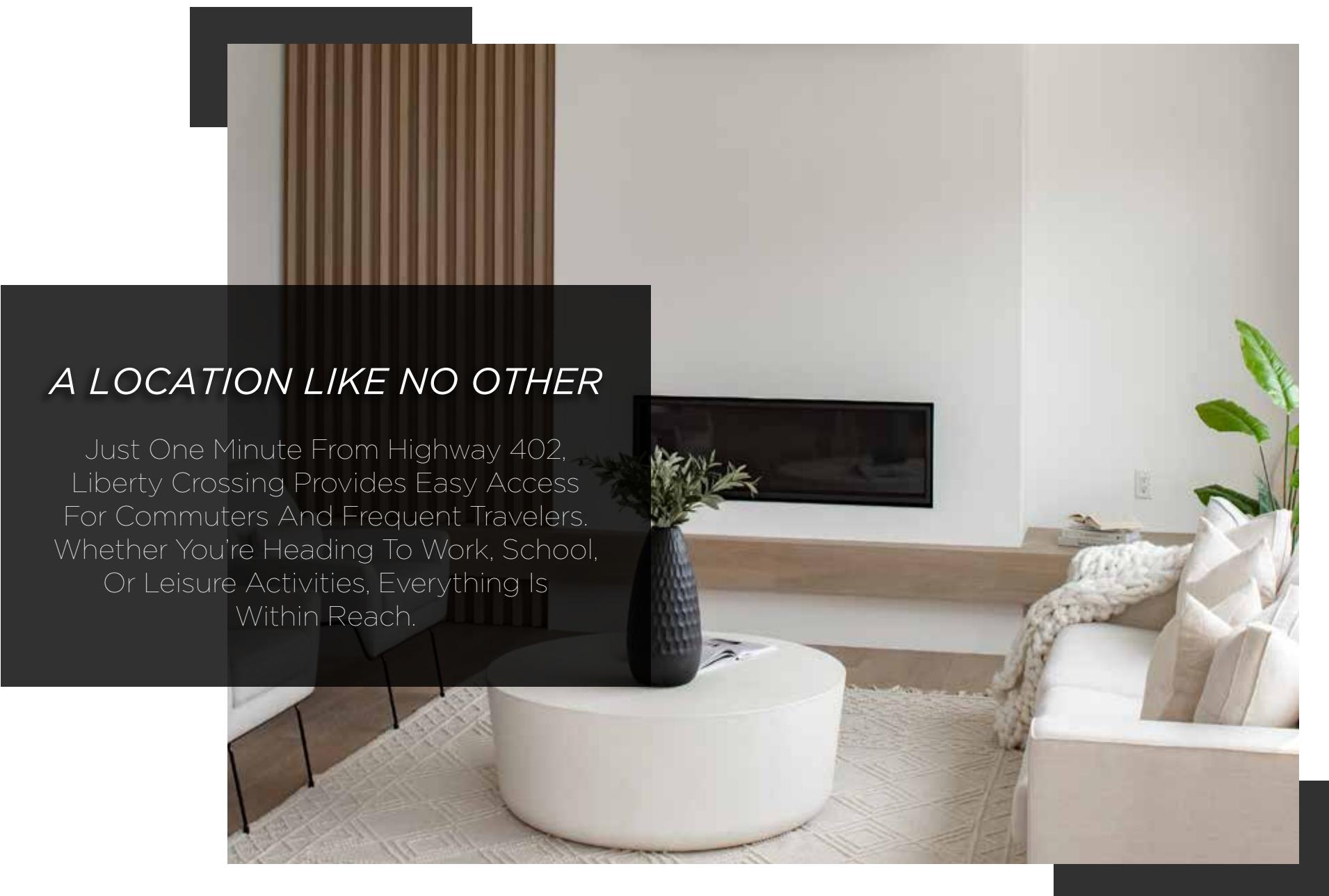






## *A LOCATION LIKE NO OTHER*

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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CROSSING



# THE VIOLET

MINIMUM  
42FT



1570 sq. ft | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

EXTERIOR FINISHES ARE FOR ILLUSTRATIVE PURPOSES AND ARE NOT STANDARD

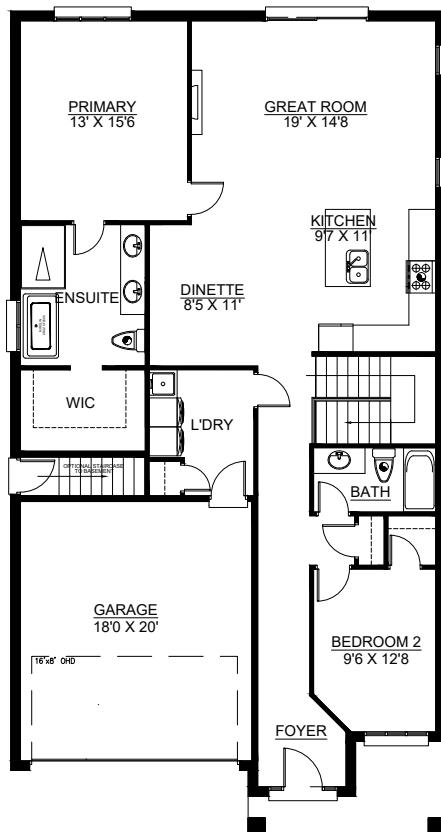
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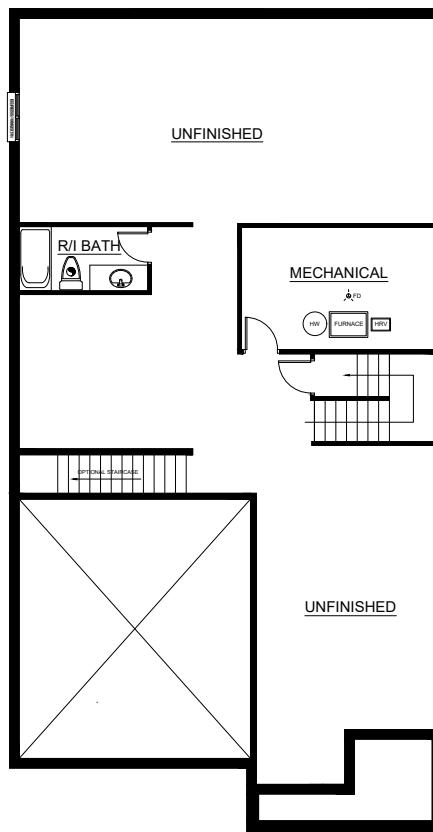


## MAIN FLOOR

1570 sq. ft



## FOUNDATION



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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](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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# THE CAMELLIA



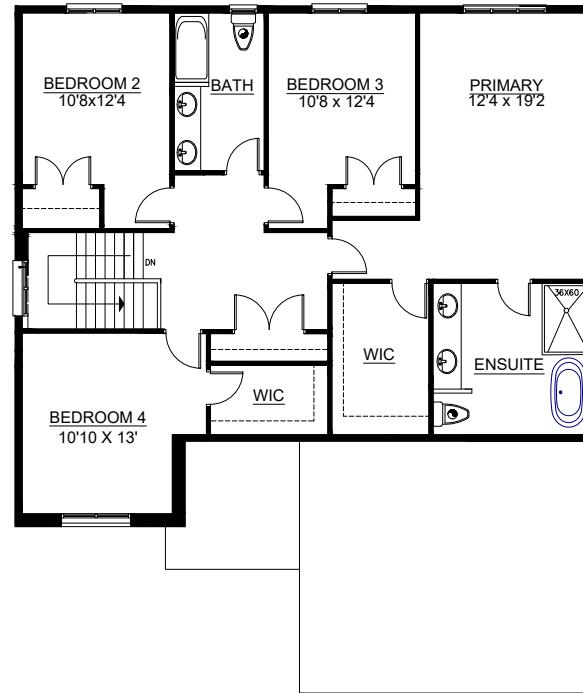
## MAIN FLOOR

1327 sq. ft

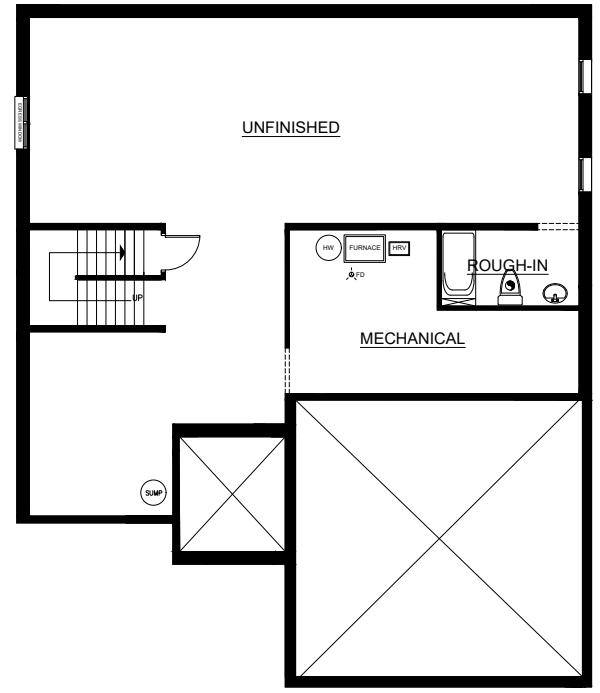


## SECOND FLOOR

1328 sq. ft



## FOUNDATION



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# THE WESTCHESTER

MINIMUM  
50FT



**1878 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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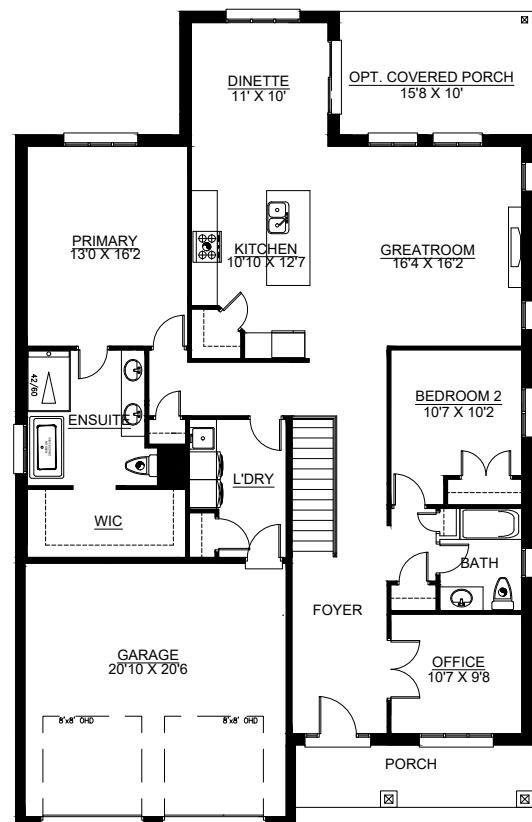
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# THE WESTCHESTER

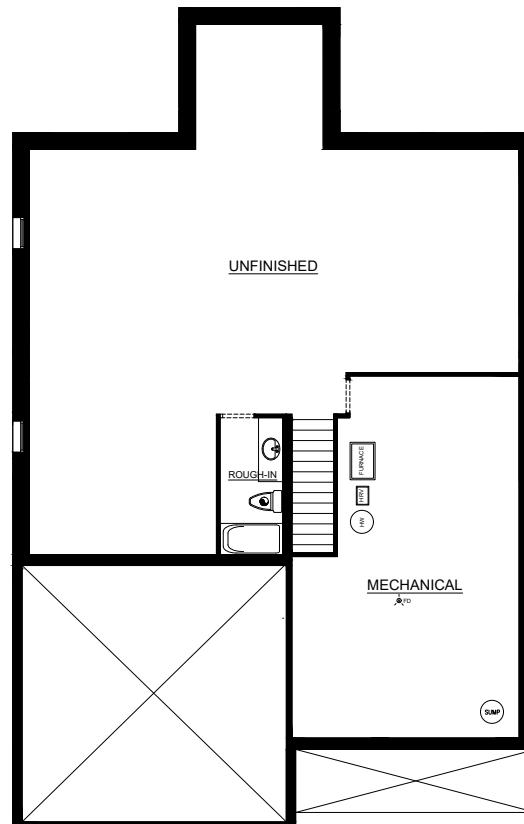


## MAIN FLOOR

1878 sq. ft



## FOUNDATION



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# THE BIRMINGHAM

MINIMUM  
50FT



**2390 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

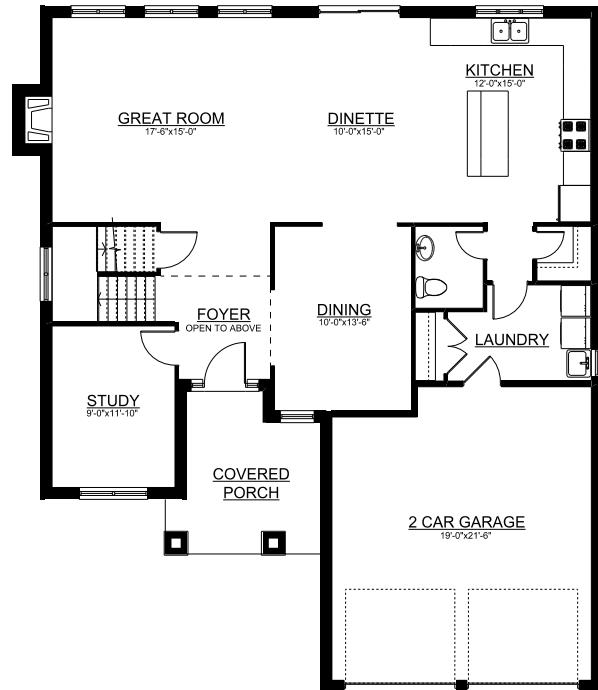
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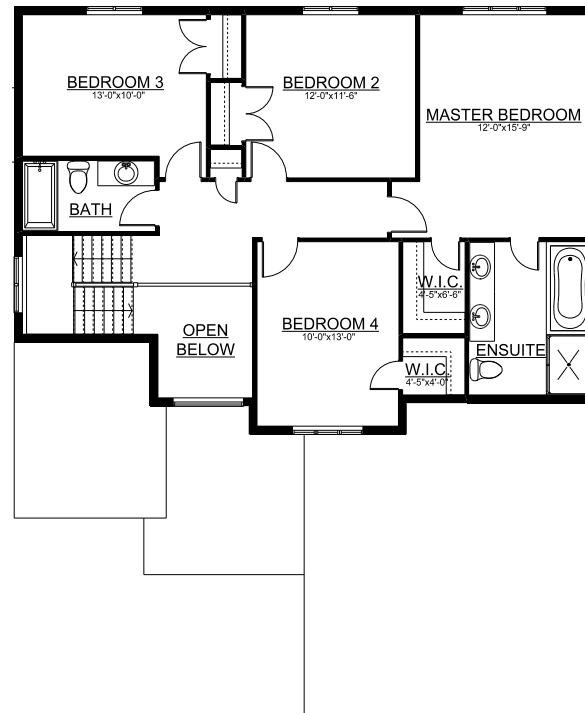
# THE BIRMINGHAM



## MAIN FLOOR



## SECOND FLOOR



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# THE CANTERBURY

MINIMUM  
50FT



**2595 sq. ft** | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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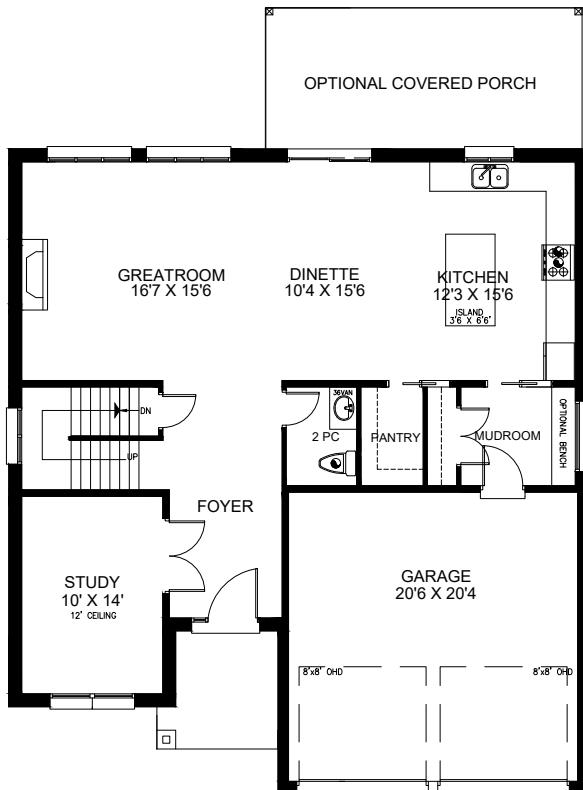
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# THE CANTERBURY



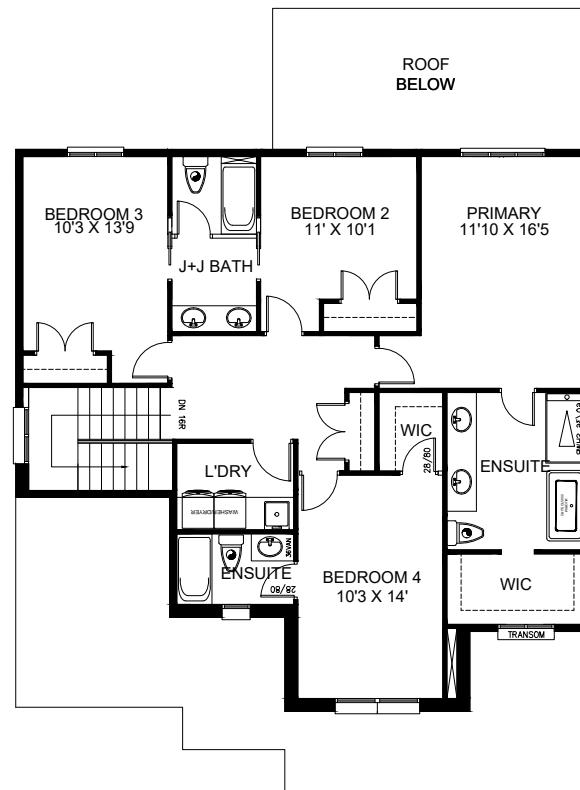
## MAIN FLOOR

1279 sq. ft



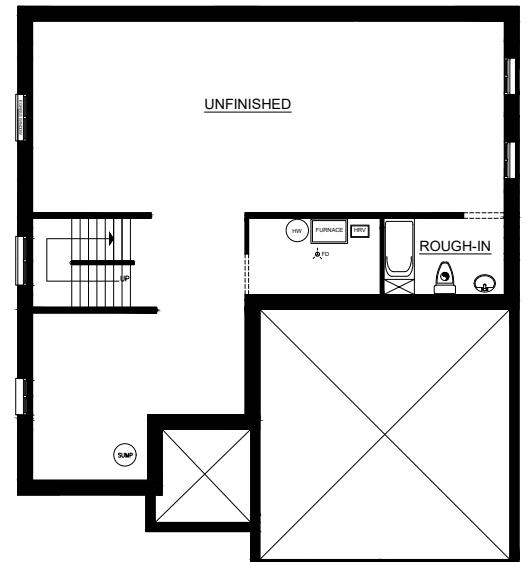
## SECOND FLOOR

1316 sq. ft



## FOUNDATION

UNFINISHED



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# THE LUCCA

MINIMUM  
42FT



2252 sq. ft | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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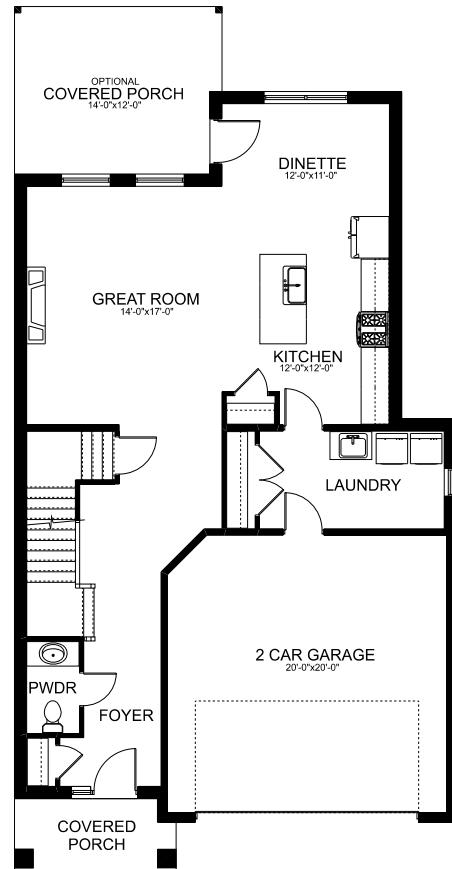
*Liberty*  
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# THE LUCCA



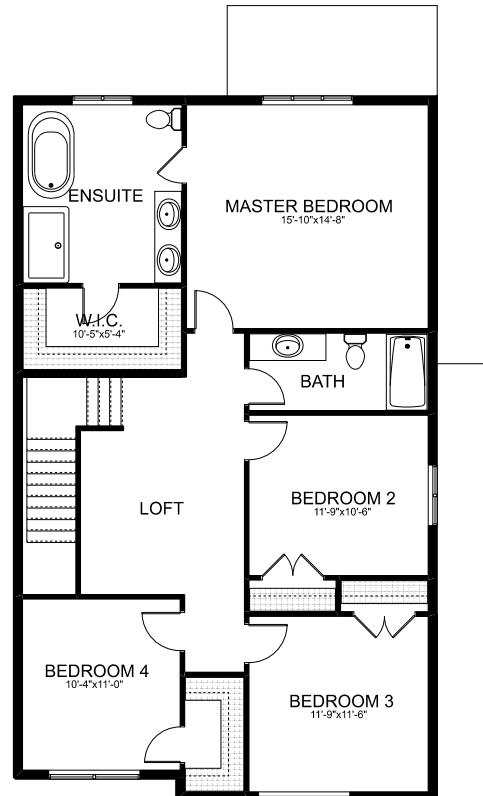
## MAIN FLOOR

1042 sq. ft



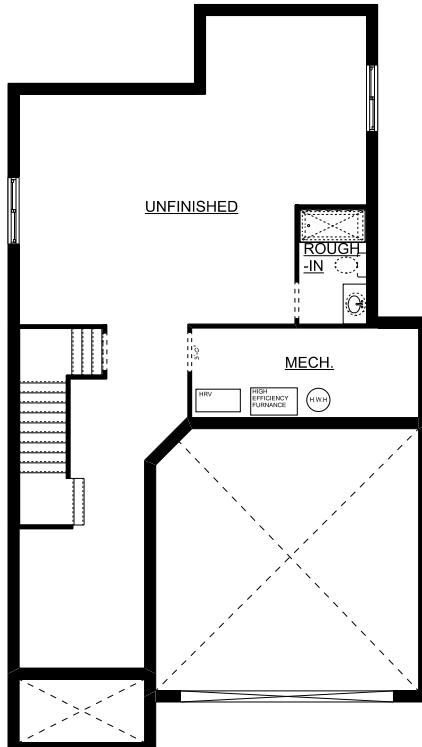
## SECOND FLOOR

1210 sq. ft



## FOUNDATION

UNFINISHED



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# THE VERONA

MINIMUM  
42FT



1901 sq. ft | [www.luxhomesdesignbuild.ca](http://www.luxhomesdesignbuild.ca) | [info@luxhomesdesignbuild.ca](mailto:info@luxhomesdesignbuild.ca)

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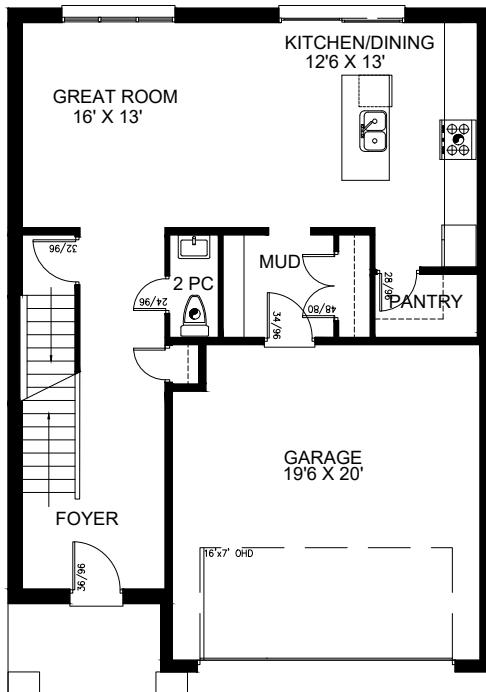
*Liberty*  
CROSSING

# THE VERONA



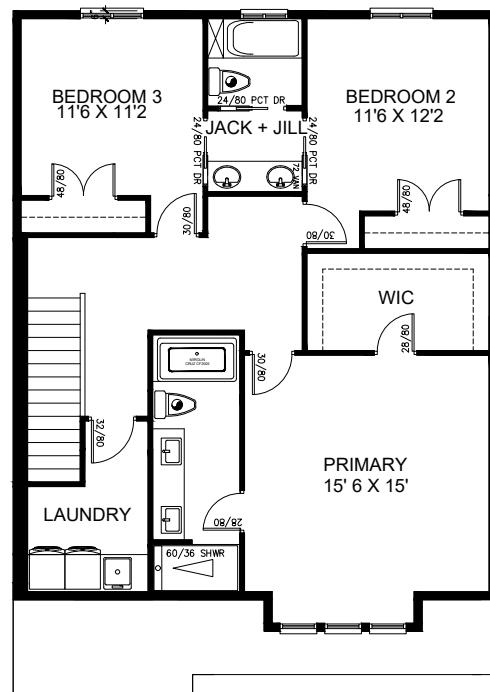
## MAIN FLOOR

812 sq. ft

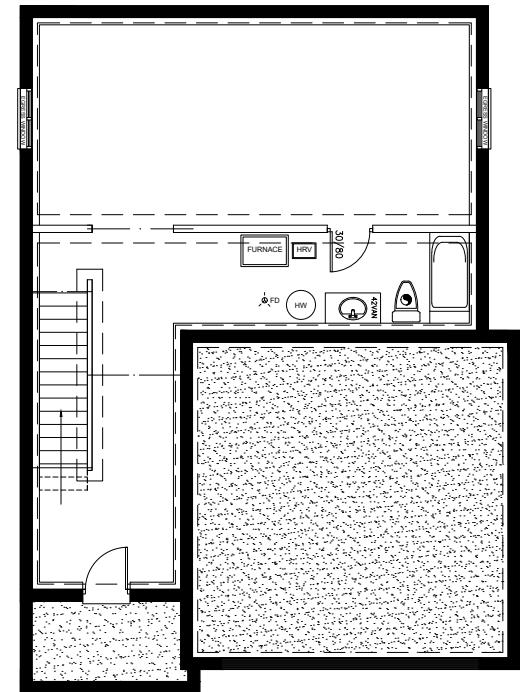


## SECOND FLOOR

1078 sq. ft



## FOUNDATION



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# Liberty CROSSING

# STANDARD FEATURES

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## 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

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## 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

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## 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

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## MASONARY

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

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

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## 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

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## 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)

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## PLUMBING

- Plumbing fixtures in all bathrooms from builder's standard

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- 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

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